

**MEETING MINUTES FOR THE
TOWN OF CRESCENT PLANNING COMMITTEE
WEDNESDAY, SEPTEMBER 2nd, 2026**

Meeting Called to Order: 6:00 pm

Roll Call: Members present were Mike Pazdernik, Chair; David Holperin, Secretary; Connie Anderson, Niina Baum, Lonnie Harrelson.
Approximately 9 others in attendance.

Approval of Agenda: Motion to approve as presented by Holperin, second by Harrelson. Motion carried unanimously.

Approval of the Minutes: Motion to approve the minutes of the August 5th, 2026 meeting by Holperin, second by Anderson. Motion carried unanimously.

Public Comment: Resident Tim Kilgore shared concerns on the action item on the agenda such as the timing of certain permitting, shoreland zoning, transparency of development, traffic flow, and more.

Discussion/Decision: Proposed sub-division of 16 lots off Wausau Road

Surveyor Greg Maines returned before the committee to share updated information on a planned sub-division. An approximate 40-acre parcel of land abutting Wausau Road (within a quarter mile of Highway 8) was very recently purchased by private buyer Chance Halada, who will be seeking to create 16 smaller lots for future single-family development. This proposal is coming to the Town of Crescent Planning Committee from Oneida Planning & Zoning seeking any concerns the township might have.

Maines began the discussion, noting that Halada received a permit from Oneida County to cut trees on the subject property but is still seeking a stormwater permit from the DNR. Residents were concerned about the effects on traffic flow on Wausau Road due to the hill and bend near the proposed entryway, but Maines indicated that the actual entrance will be different than what exists now, with some expected build-up of a depression and a widening

of the entrance. A resident from across the street was concerned about visibility but Maines countered that he stood on the proposed entrance site and it looked as though there was adequate visibility from that other side of the road.

Kilgore challenged Maines on the process of the current activity on the plot. He indicated that Halada may be in violation of the shoreland ordinance because trees are being cut prior to the shoreland zoning permit being received. Maines indicated he would look into that. More discussion of other concerns on that matter followed.

Chair Pazdernik had several questions for Maines about the proposed shared road. Pazdernik indicated that there should be more protections for future land owners within the subdivision, and even thought the surface of the road should be blacktopped. He shared concerns over who would be responsible for ongoing maintenance needs once the development is complete and most properties are occupied. Holperin noted that the town doesn't have the authority to dictate private road conditions or terms for abutting property owners. [It was noted that discovery may be needed to determine if the township has any control over private road agreements.] Pazdernik had a few other questions for Maines on the proposed development. A resident asked about the potential for livestock on any of the properties, to which Baum indicated that you can have pets, but not livestock.

Holperin made a motion to advance the proposed project to the full board as presented with an exception that the committee lacks sufficient information on the Wausau Road entranceway at this time. Second by Harrelson. Discussion followed. In that discussion Maines revealed that this development project had not yet been approved by Oneida County Planning & Zoning, but in fact they were merely seeking any concerns that the township may have at this point in the process. Upon hearing that, Holperin indicated that he would vote "nay" on the proposed motion. Following further discussion, Harrelson offered an amended motion to read, "Motion to amend original motion inserting additional concerns beyond the driveway issue to include an environmental impact study for water runoff and the lack of information regarding the traffic impact at the

intersection of Wausau Road and Highway 8.” Motion to amend seconded by Anderson. All were in favor. Vote was then taken to approve full motion with amendment, “Motion to advance the proposed project to the full board as presented with the exceptions that the committee lacks sufficient information on the Wausau Road entranceway at this time; further that the committee advises an environmental impact study on water runoff, and that there is a lack of information regarding the traffic impact at the intersection of Wausau Road and Highway 8.” Motion passed unanimously.

Future Meeting Date/Adjourn: Next meeting to occur on Wednesday, October 21st, provided there is an urgent need to meet to review items from the township or county. Otherwise, the next meeting will be November 4th, at 6pm. Motion to adjourn by Holperin, second by Baum. Unanimous. Adjourn at 6:55pm.