

**TOWN OF BEAR CREEK
PLAN COMMISSION
MEETING MINUTES**

Date: Tuesday, February 28, 2023

Time: 6:00 p.m.

Place: Bear Creek Town Hall

Committee Members Present:

Ted Greenheck

Jeff Wright

Travis Nachreiner

Joe Bauer

Committee Members Regrets:

Sheley Scallon

1. Call to order: Ted Greenheck called the meeting to order at 6:00 p.m.
2. Verification of Notices: Travis Nachreiner verified that all proper notices had been posted.
3. Review a 3.9 Acre CSM from Filly Family LLC.
 - a. Ted Greenheck described the CSM.
 - b. The septic system as shown is an approved design with acceptable perc test complete.
 - c. A 66' easement will service the CSM through the adjoining property with another easement to possibly be added later to serve the tillable lands to the south and the adjoining land to the east of the existing CSM.
 - d. After no further discussion, Travis Nachreiner made the motion to recommend approval of the CSM to the Town Board. The motion was seconded by Joe Bauer. All in favor.
4. The meeting minutes from January 24, 2023, were previously distributed for review. Jeff Wright made the motion to accept the minutes as written. Joe Bauer seconded the motion. Sheley Scallon will send the approved meeting minutes to the Town of Bear Creek Clerk, Sheila Carver
5. Ted passed out a copy of the Resolution that will be executed by the Town Board to disclose that the recent updates to the Comprehensive Plan were completed in compliance with statutory rules and regulations.
6. Discussion on Bear Creek Comprehensive Plan final review notes and recommendations to the Town Board for possible ordinances to consider.
 - a. Prohibit the creation of junkyards within the Township.
 - b. Verify the Sauk County Planning and Zoning regulations on "Puppy Mills" is adequate to prohibit the creation of such operations within the Township so as to eliminate the possibility of animal abuse.
 - c. Suggest that 5-acre parcels are a minimum for businesses within the Township so as to create adequate space for off right of way parking or loading & unloading of materials and products.
 - d. Construction of alternative energy facilities such as solar fields or wind generation should include a plan of proper decommissioning and disposal that eliminates undue costs to the Township or its residents.
 - e. Review the options for guidance during the construction of communication towers.
 - f. Define and prohibit parking on township roads. Town roads are not constructed with appropriate shoulders to allow safe passage of two-way traffic.
 - g. Review proper sight lines, turning radii, and construction practices at intersections and within roadways. Perhaps this can be considered during annual road review.

7. Open Board Discussion

- a. Meetings will adjust to 7pm during daylight savings time, and return to 6pm during standard time.

8. The meeting was moved to adjourn by Jeff Wright and seconded by Joe Bauer. Our next meeting will be on an as needed basis.

Respectfully submitted,
Travis Nachreiner