

Town of Deerfield
Planning Commission Meeting Minutes
12/6/2021 Deerfield Community Center

1. **Call Meeting to Order** - Chairman Korby Holzhueter called meeting to order at 6:01 p.m.
2. **Roll Call** - Those in attendance: Korby Holzhueter, Jim Maple, Mike Schlobohm, Randy Zakowski, and Mark Trueden. Absent: Kim Schmitt, Kim Grob
3. **Adoption of Agenda** – Jim Maple moved and Mike Schlobohm seconded to approve the agenda as posted. All ayes, motion carried.
4. **Approval of minutes of November 1st, 2021 Meeting** – Mark Trueden moved and Jim Maple seconded to approve the minutes. All ayes, motion carried
5. **Review of Petitions Filed** –
 - a. Petition 11739 for Solon Pierce III was altered to a single residential lot of almost 5 acres instead of two residential lots and avoided including any wetlands. Jim Maple moved and Korby Holzhueter seconded to approve the amended petition 11739. All ayes, motion carried.
6. **Old Business** –
 - a. There was considerable discussion about the Solar Energy System Licensing Ordinance with alterations and additions in the following areas:
 - i. Add a clause to renegotiate the license if additional solar cells are added at a later date.
 - ii. Leave the license term at 25 years
 - iii. Remove the refund possibility and add a clause to charge more for the license if processing costs are more than expected.
 - iv. In section 1.6, spell out application requirements in more detail including a herbicide and pesticide application plan for maintaining the grounds and a decommissioning plan.
 - v. Change the license title to Solar Energy System Construction and Operating License.
 - vi. Remove sections (2) AND (3) under Section 1.7 (q)
 - vii. Under Decommissioning, change removal of all structures and foundations to 48" to just total removal for all structures, foundations and buried electrical circuits.
 - viii. Add an item to get a license application from the Town Clerk
7. **New Business** –
 - a. none
8. **Correspondence** – none
9. **Future Agenda Items** – Solar Energy System Licensing Ordinance
10. **Tentative Meetings Scheduled:** Town Board Meeting at the DCC Monday 12/13/21 at 7 pm, Planning Commission at the DCC Monday 1/3/22 at 6 pm, Town Board Meeting at the DCC Monday, 1/10/22 at 7 pm.
11. **Adjournment** – Jim Maple moved and Mark Trueden seconded to adjourn the meeting at 7:00 pm. All ayes, motion carried.

Respectfully Submitted: Jim Maple

Town of Deerfield
Planning Commission Meeting
1 November 2021 Deerfield Community Center

Chairman Korby Holzhueter called meeting to order at 6:02 p.m. Those in attendance were: Korby Holzhueter, Jim Maple, Mike Schlobohm, Kim Schmitt, Randy Zakowski and Mark Trueden. Absent: Kim Grob.

3. Adoption of Agenda – Motion by Jim Maple and second by Mike Schlobohm. All ayes, motion carried.

4. Approval of minutes: Correct dates (sent out wrong copy). Motion by Korby Holzhueter and second by Mark Trueden. All ayes, motion carried.

5. Reports –

(a) N/A.

(b) N/A.

(c) N/A.

6. Public Comment – None.

7. Review of Petitions Filed –

(a) Table Petition 11739. Motion by Jim Maple and second by Korby Holzhueter. All ayes, motion carried.

(b) Petition 11767, expand existing residential, approved. Motion by Korby Holzhueter and second by Kim Schmitt. All ayes, motion carried.

(c) Petition 11771. Change zoning from SFR-1 to RR-1, approved. Motion by Jim Maple and second by Mark Trueden. All ayes, motion carried.

8. Old Business –

(a) Solar Farm Ordinance. Continued discussion and clarification for ordinance.

9. New Business –

(a) Solar Farm Ordinance. Started discussion and looking at other townships policy.

10. Future Agenda/Meeting items:

(a) Solon Pierce III and solar farm ordinance

Motion made by Korby Holzhueter and second by Jim Maple to adjourn the meeting at 6:36 p.m. All ayes, -motion carried.

Town of Deerfield
Planning Commission Meeting
4 October 2021 Deerfield Community Center

Chairman Korby Holzhueter called meeting to order at 5:58 p.m. Those in attendance were: Korby Holzhueter, Jim Maple, Mike Schlobohm, Kim Schmitt, Randy Zakowski and Mark Trueden. Absent: Kim Grob.

3. Adoption of Agenda – Motion by Jim Maple and second by Mark Trueden. All ayes, motion carried.

4. Approval of minutes: Motion by Korby Holzhueter and second by Mike Schlobohm. All ayes, motion carried.

5. Reports –

(a) N/A.

(b) N/A.

(c) N/A.

6. Public Comment – None.

7. Review of Petitions Filed –

(a) Table for rezoning to be completed. Motion by Mike Schlobohm and second by Jim Maple. All ayes, motion carried.

(b) Petition 11735 approved. Motion by Korby Holzhueter and second Jim Maple. All ayes, motion carried.

8. Old Business –

(a) N/A.

9. New Business –

(a) Solar Farm Ordinance. Started discussion and looking at other townships policy.

10. Future Agenda/Meeting items:

(a) N/A.

Motion made by Jim Maple and second by Mike Schlobohm to adjourn the meeting at 6:34 p.m. All ayes, -motion carried.

Town of Deerfield
Planning Commission Meeting Minutes
9/13/2021 Deerfield Community Center

1. **Call Meeting to Order** - Chairman Korby Holzhueter called meeting to order at 6:00 p.m.
2. **Roll Call** - Those in attendance: Korby Holzhueter, Jim Maple, Mike Schlobohm, Randy Zakowski, and Mark Trueden. Absent: Kim Grob and Kim Schmitt
3. **Adoption of Agenda** - Motion by Jim Maple and second by Korby Holzhueter to approve the agenda. All ayes, motion carried.
4. **Approval of minutes of June 7, 2021 Meeting** - Motion made by Jim Maple and second by Mark Trueden to approve the June meeting minutes. All ayes, motion carried.
5. **Review of Petitions Filed –**
 - a) **Review of Petition 11739 for Solon Pierce III.**
Discussion revealed two major items to be discussed i) The original farm in 1978 had 7 splits of which 5 have been used and of the 7 existing owners of the original farm, it's unclear as to who owns the remaining 2 splits, ii) The proposed lot 2 contains floodplain acreage which contradicts the Deerfield Comprehensive Plan. Jim Maple moved and Mike Schlobohm seconded to table the petition until October. All ayes, motion carried.
6. **Old Business** - none
7. **New Business –**
 - a) **Review and Action on Ordinance 2021-01 for operating ATV/UTV on Town Roads.** The Town of Medina Ordinance was used as a template and changes or additions were discussed. Jim Maple moved and Mark Trueden seconded the motion to approve the ordinance and send it to the Town of Deerfield Board for consideration.
8. **Correspondence** - None
9. **Future Agenda Items** – Petition 11739 by Solon Peirce III, discussion of an ordinance to license solar farm development, Ray Grob petition,
11. **Adjournment** – Korby Holzhueter moved to adjourn the meeting at 6:31 PM. Jim Maple seconded and the motion carried with all ayes.

Respectfully submitted by Jim Maple.

Town of Deerfield
Planning Commission Meeting
7 June 2021 Deerfield Community Center

Chairman Korby Holzhueter called meeting to order at 6:01 p.m. Those in attendance were: Kim Schmitt, Korby Holzhueter, Jim Maple, Mike Schlobohm and Randy Zakowski. Absent: Kim Grob.

3. Adoption of Agenda – Motion by Jim Maple and second by Korby Holzhueter. All ayes, motion carried.

4. Approval of minutes: Motion by Jim Maple and second by Korby Holzhueter. All ayes, motion carried.

5. Reports –

(a) N/A.

(b) N/A.

(c) N/A.

6. Public Comment – None.

7. Review of Petitions Filed –

(a) Rezone petition 1171 for parcel 0712-203-8500-8 (35 acres) for Todd Jourdan and Nancy Spelsberg. FP-35 to RR 8 (10.1 acres) and SFR-08 to RR-08 (2.1 acres). Motion by Jim Maple and second by Tom Gullickson. All ayes, motion carried.

8. Old Business –

(a) N/A.

9. New Business –

(a) N/A.

10. Future Agenda/Meeting items:

(a) N/A.

Motion made by Jim Maple and second by Mike Schlobohm to adjourn the meeting at 6:10 p.m. All ayes, -motion carried.

Town of Deerfield
Planning Commission Meeting
3 May 21 Deerfield Community Center

Chairman Korby Holzhrueter called meeting to order at 6:01 p.m. Those in attendance were: Kim Schmitt, Korby Holzhrueter, Jim Maple, Mike Schlobohm, Tom Gullickson and Randy Zakowski. Absent: Kim Grob.

3. Adoption of Agenda – Motion by Jim Maple and second by Randy Zakowski. All ayes, motion carried.

4. Approval of minutes: Motion by Jim Maple and second by Korby Holzhrueter. All ayes, motion carried.

5. Reports –

(a) N/A.

(b) N/A.

(c) N/A.

6. Public Comment – None.

7. Review of Petitions Filed –

(a) Adjusting lot lines of CSM 15427 for Bruce and Sherri Gjermo, add deed restriction to request. Motion by Jim Maple and second by Mike Schlobohm to approve the adjustment of lot lines. All ayes, motion carried.

(b) Transfer of Development Rights from parcel 0712-312-9500-1 to parcel 0712-333-8072-0 on Nuland Rd for Cody Eilenfeldt. Motion by Jim Maple and second by Korby Holzhrueter agreeing to the proposed transfer. All ayes, motion carried.

(c) Discussion of Transfer of Development Rights from 0712-232-9500-08. The Schaller transfer had been discussed at an earlier meeting and resulted in no concerns from the commission. Motion by Jim Maple and second by Korby Holzhrueter agreeing to the proposed transfer. All ayes, motion carried.

8. Old Business –

(a) N/A.

9. New Business –

(a) Solar farm ordinance discussion.

10. Future Agenda/Meeting items:

(a) Rezone 1173

Motion made by Jim Maple and second by Korby Holzhrueter to adjourn the meeting at 7:00 p.m. All ayes, -motion carried.

Town of Deerfield
Planning Commission Meeting
1 February 2021 Deerfield Community Center

Chairman Korby Holzhueter called meeting to order at 6:01 p.m. Those in attendance were: Kim Schmitt, Korby Holzhueter, Jim Maple, Mike Schlobohm and Randy Zakowski. Absent: Tom Gullickson and Kim Grob.

3. Adoption of Agenda – Motion by Jim Maple and second by Korby Holzhueter. All ayes, motion carried.

4. Approval of minutes: Missing Dec min, will approve with Februarys at March meeting.

5. Reports –

(a) N/A.

(b) N/A.

(c) N/A.

6. Public Comment – None.

7. Review of Petitions Filed – ZLR petition 11657 for Bob Riege to relocate building right from one property to another. Requesting waiver of 66' frontage for the lot. Motion to approve and send to the town board by Jim Maple and seconded by Mike Schlobohm. All ayes, motion carried.

8. Old Business –

(a) N/A.

9. New Business –

(a) N/A.

10. Future Agenda/Meeting items:

(a) Zoom Meetings discussed and will be set up for future meetings.

Motion made by Jim Maple and second by Mike Schlobohm to adjourn the meeting at 6:16 p.m. All ayes, -motion carried.