

**Horicon Planning Board  
Regular Meeting**

**February 20, 2013  
7:00PM**

---

**Present at meeting:** Harry Balz Chairman  
Bill McGhie, Member  
Mike Raymond, Member  
Paul Holmes, Alternate

**Also Present:**  
Bob Olson, Town Board Member  
Bennie and Eileen Newton, Frank Doberman

**Agenda Items:**

**File #2012-22SD Palermo, John and Doberman, Frank: 2 lot Subdivision**  
**File # 2013-01BLA Newton, Benny and Robert C: Boundary Line Adjustment**

Chairperson, Harry Balz called the meeting to order at 7:00 PM and stated that Paul Holmes will be a voting member in absence of a Jim Remington.

**APPROVAL OF MINUTES:** Bill McGhie made a motion to approve the December minutes, 2<sup>nd</sup> by Paul Holmes. All Ayes.

**COMMUNICATIONS:**

1) APA project 2013-05 Beadnell 5 lot subdivision, indicating that the project is incomplete.

**NEW BUSINESS:** File # 2013-01BLA Tax Map 71.-1-23, 71.-1-24 & 71.-1-25 Newton, Benny and Robert C (Todd), seeking a Boundary Line Adjustment of parcels located on Pease Hill Rd.

Harry Balz stated that all the properties are pre-existing, non-conforming and jointly owned by the applicants.

Mike Raymond stated that the parcel being merged is a vacant parcel.

Paul Holmes asked if the board felt there was a need to hold a public hearing since all the properties are owned by family members.

Mike Raymond asked who owned the parcel behind this project.

Benny Newton stated that Swaljie owned behind these parcels.

Paul Holmes asked the applicant if the property will change.

Benny Newton stated that the parcel is being split in half and merged with the parcels each side and there will be a better defined property line and the building will meeting the setbacks.

Bill McGhie made a motion to deem the application complete, 2<sup>nd</sup> by Mike Raymond. All Ayes

Bill McGhie stated that he would like to complete this application tonight since it is only among family members

Mike Raymond stated that these properties borders on other people's properties and the board should allow the other people to voice their opinion.

Benny Newton stated that this is very straight forward adjustment, he and his brother obtained the property in 1994 from other family members.

Paul Holmes made a motion to waive the pubic hearing, 2<sup>nd</sup> by Harry Balz. All Ayes except Mike Raymond voting no. The motion passed.

**Horicon Planning Board  
Regular Meeting**

**February 20, 2013  
7:00PM**

---

Harry Balz stated that the motion to waive the public hearing was passed and asked for a motion to approve or disapprove the boundary line adjustment.

Paul Holmes stated that there is no change in ownership, there is nothing to object to.

Harry Balz stated that the adjustment will make the lots more conforming.

Bill McGhie made a motion to approve the Boundary Line Adjustment, 2<sup>nd</sup> by Paul Holmes. All Ayes.

**UNFINISHED BUSINESS:** File #2012-22SD Tax Map 88.10-1-21 Palermo/Doberman subdivision  
Harry Balz stated that this file is still in the Public Hearing stage but since a phone call was received yesterday from Frank Doberman the board will take this opportunity to explain what issues the board was working on at the December 2012 meeting.

Frank Doberman stated that he understood the need to modify the map regarding the proposed septic system for the apartment building and the need to locate the water lines.

Harry Balz stated that the board needs to know where the water is coming from.

Paul Holmes asked for the number of bedrooms in the apartment building.

Frank Doberman answered three (3) total bedrooms, two (2) down and one (1) up.

Bill McGhie stated that the board needs to know the size of the septic tank.

Harry Balz asked for a reading of the December 2012 Planning Board minutes.

The December 2012 Planning Board minutes were read.

Bob Olson stated that the Horicon town highway crew installed the septic, Jerry Granger was the superintendent at that time and believes there to be a 1000 gallon tank and when the outbuilding was utilized, the systems were connected.

Frank Doberman stated that he did not get the information the board was looking for, and is unaware if there are two (2) wells or one (1), and understands there could be an agreement for the shared services.

Mike Raymond stated that shared services would have to part of a deed to protect the people renting.

Paul Holmes asked if the owners are planning a separate septic system for the apartments.

Frank Doberman stated yes, a new well and a new septic system. Frank Doberman continued on to ask that it was his understanding that a separate well and septic were not needed for the subdivision but could be part of the negotiations before a sale was completed.

Harry Balz stated that the attorney made different remarks.

Frank Doberman stated that the intent is to have two separate wells and septic systems.

Harry Balz stated that the Zoning Administrator should contact to Jerry Granger.

Harry Balz stated that the public hearing was tabled in December 2012 and the applicant should call Jim Steen, Zoning Administrator before the March meeting and submit any information at least two (2) weeks prior to the meeting so the Zoning Administrator has time to review the information.

Discussion ensued regarding placing a condition on the approval, the applicant was giving a copy of the December 2012 minutes.

**APRIL MEETING DATE CHANGE:** Due to a conflict the board has changed the April meeting to the 4<sup>th</sup> Wednesday - April 24<sup>th</sup>, 2013. Mike Raymond stated that he will be absent from the meeting in April.

**TRAINING DATES:** Harry Balz stated that the Training for the board members has been set for April 15<sup>th</sup> 4PM to 8:30PM

**Horicon Planning Board  
Regular Meeting**

**February 20, 2013  
7:00PM**

---

**ID PHOTO BADGES:** Harry Balz stated that he will know more by the end of March.

**BUSINESS CARDS:** Were handed out to members that are present.

**PUBLIC COMMENTS:** none

**BOARD COMMENTS:** none

**NEXT MEETING:** March 20th, 2013.

Being no further business before the board, the meeting was adjourned at 7:45PM.

Respectfully submitted

*Christine Hayes, Secretary*