

Present at Meeting: Harry Balz, Chairman
Bill McGhie, Member
Jim Remington, Member
Teri Schuerlein, Member
Georgia McMeekin, Alternate

Also Present: Bob Olson, Town Board Member
Priscilla Remington, Zoning Board Member
James Steen, Zoning Administrator

Tom Johansen, Sandra & Eddie Ragule, Dave House

Agenda Items: File # 2013-03BL Tax Map 88.14-1-6.1 House, Craig & Dave
File # 2013-09CU Tax Map 88.10-1-22 Ragule, Sandra

Chairman Harry Balz called the meeting to order at 7:00 PM and stated that Georgia McMeekin will be a voting member in absence of Michael Raymond.

Approval of Sept. Minutes: Town Attorney, Mike Hill sent an email regarding September minutes which stated that on page 4, at the bottom of the page, where I was commenting on retention of audio recordings, I should have said that the statute of limitations time period is 30 days, rather than 60 days, The rest of my comment should read" ...and that the Town would be opening itself to litigation with the ability to FOIL saved audio recordings. The Town could be undercut in litigation if there is an ability to listen to audio recordings of old meetings. Consistency and accuracy in written minutes is the important factor. Bill McGhie made a motion to approve September minutes. 2nd by Teri Schuerlein. All Ayes.

Communications:

New Business: File # 2013-03BL
Tax Map 88.14-1-6.1
6446 State Route 8
Applicant Seeking a Boundary Line Adjustment

Chairman Harry Balz stated that Northwoods Concrete was purchasing a land locked acre of land from the Town of Horicon. The only access to this property is by the adjoining owner's property as well as the applicant's. The sale of this property will create income for the Town and lower the tax on this parcel. This project has already been reviewed by the Town Board and is before the Planning Board for their approval.

Teri Schuerlein asked Dave House if the parcels are zoned the same and asked what he had planned on storing on this acre of land.

Dave House responded that the 1 acre is zoned the same as his adjoining parcel which is commercial and industrial zoning and that he would be storing equipment (trucks, trailers).

A question of whether a public hearing came up and was answered by Jim Steen according to Resolution No. 34 of 1994, Section 5 Boundary Line Adjustment #6. In its absolute discretion, the Planning Board may waive a public hearing regarding a boundary line adjustment application.

Teri Schuerlein questioned if this project was before the Town Board hadn't the public had an opportunity to speak on the proposed project.

Chairman Harry Balz stated that the Town Board did not publish the transfer of property for a public hearing.

Jim Remington stated that he felt the public hearing should not be waived. He stated since the Town was selling a parcel of land the public should have the opportunity to speak for or against the proposed project.

Being no further questions or comments Bill McGhie made a motion to deem the application complete and to schedule a public hearing for November 20, 2013. 2nd by Teri Schuerlein. ALL AYES

PUBLIC HEARING: 2013-09CU

Tax Map 88.10-1-22

Ragule, Sandra

6600 State Route 8

Conditional Use to operate a Retail Business

Jim Steen stated that we have not been notified by the Warren County Planning Board regarding the Project Review and Referral for 6600 State Route 8. We had been in touch with them today but that they had not made a determination as yet.

Town Board Member, Bob Olson was present to speak on behalf of the proposed Antique shop. Bob Olson stated that the Antique Retail fit into the Town's Master Plan of building a community with more retail options, in his opinion he felt that the Planning Board should approve the Conditional Use Permit as the Antique shop was an asset and was bringing in new traffic to our community.

Tom Johansen, member of the community, was also in favor of the operation of the Retail Antique Shop.

Teri Schuerlein asked Proprietor, Sandra Ragule if she was planning on closing the store in October? Additionally, Georgia McMeekin asked if Sandra Ragule would be open for the holidays.

Sandra Ragule responded by saying that she would be open for the next two week-ends and would consider being open to correlate with the holidays events although at present there was no heat in the building for the colder months.

Bill McGhie made a motion to table public hearing. 2nd by Georgia McMeekin. ALL AYES

Unfinished Business: File# 2013-09CU

Tax Map 88.10-10-1-22

Ragule, Sandra

6600 State Route 8

Conditional Use to operate a Retail Business

***TABLED UNTIL THE NOVEMBER MEETING BECAUSE THE COUNTY HAS NOT RESPONDED**

Chairman Harry Balz read a memo to the Planning Board from Town Attorney, Mike Hill with regards to the retention of audio recordings of meetings. The research indicates the recordings should be kept for a minimum of 4 months after transcription and approval of the written meeting minutes.

Secretary, Dorothy Johnson, stated that she had been told that retention of minutes was 6 months and was asked by Chairman, Harry Balz to please research this information and report on in the November meeting.

Public Comments: None

Board Member Comments: Georgia McMeekin asked about replacing Alternate Paul Holmes and was answered by Chairman Harry Balz that it was up to the Town Board to advertise and replace a missing Board Member.

Next Meeting: November 20, 2013

Being no further business before the board, the meeting was adjourned at 8:00 PM

Respectfully submitted

Dorothy Johnson, Secretary