

February 3, 2025, Zoning Commission Meeting (210 E. Crofoot)

Members in attendance: Jan Bowey, Charlie Rossiter, Tom Roberts (Via Phone), Mike Walter, and Anne Wentz (Via Phone). Ann Good and Patricia Wang were absent.

Guests: Sally Schendel, Dylan Pipinich (WGM planner), Bob Stump (Mayor) and Cody Marxer (Madison County Planner)

Charlie Rossiter called the meeting to order at 6:44 pm. The meeting was opened with the Pledge of Allegiance.

Charlie requested comments on non-agenda items. No comments provided.

MINUTES: Tom moved to approve the December 2, 2024, and January 6, 2025, minutes as submitted. Anne seconded the motion. Motion passed by unanimous vote.

REPORTS

Town Council Representative Jan Bowey had nothing new to report.

Jan met with Beau and Deb Bradley (owners of large, undeveloped parcels on the north side of town, east of the highway). They do not intend to develop the parcels. However, should they become available for development in the future, they recommend commercial development of the triangular parcel due to proximity to the highway and residential development of the square section east of Wisconsin Creek Road with limited restrictions on density.

Charlie talked to Larry and Rose Keller about the trailer court. They have turned management of the property over to their daughter and will get back to Charlie with preferences.

OLD BUSINESS

Dylan reminded the commission that zoning must mirror the growth policy. A map in the growth policy identifies future land use. Dylan handed out a current land use map. Currently undeveloped parcels within the town boundary must be zoned consistent with the land uses identified in the growth policy map.

For currently developed areas, Dylan recommends zoning consistent with existing use and structure. An existing structure that does not conform to zoning regulations is grandfathered in until the structure is replaced. Zoning regulations with large areas/amount of existing nonconforming structures are difficult to administer and may not meet the objectives of the regulations.

NEW BUSINESS

Cody Marxer informed the commission that the county growth policy is nearing completion. Surveys and public comment completed during preparation of the county growth policy identified a desire to develop residences and businesses within incorporated communities to reduce sprawl into the rural valleys and foothills. Cody clarified that once Sheridan has a zoning ordinance, the county would review subdivision proposals to determine compliance.

WGM strongly endorses the use of surveys to gauge public acceptance of the level of regulation. Dylan presented a suggested survey. Discussion occurred concerning the validity of the survey, potential low response due to survey fatigue from the recent contested political season and focus of the questions. Will respondents view the community as the town or the valley/postal address including rural delivery? A robust response would be 10% of the population of 700 residents. More than 50 responses would be above the curve.

Dylan requested changes to the survey by Friday, February 7th. Discussion occurred about where to provide and encourage completion of the survey.

Dylan presented the following timeline:

Feb 10 – begin the survey – 30-day response period

Mar 10 – WGM compiles and analyzes responses

April zoning commission meeting – WGM summarizes responses and makes recommendation for preparing a proposed ordinance based on results

June zoning and council meeting – WGM presents proposed zoning ordinance and initiates a 30-day public comment period

July – WGM incorporates comments into zoning ordinance

August – Final proposed ordinance available to zoning commission and council

September – Council approves (or not) final ordinance.

Announcements: The next zoning commission meeting will be April 7, 2025, at 6:30 pm at the Senior Center. No need to meet in March because survey results will not be available.

Meeting Adjourned

ATTEST:

Jan Bowey, Recorder

Charlie Rossiter, Chair