

TOWN OF BELGIUM
PLAN COMMISSION MINUTES
October 20, 2010

Call to Order: Chairman Francis Kleckner called the Plan Commission Meeting to order at 7:05 p.m.

Present: Bill Janeshek, Cathie Urness, Larry Bares, Dennis Dimmer, Charlie Parks, Tom Winker, Richard Fellenz, Ron Swihart, and Carol Pomeday from the Ozaukee Press (7:20). John Paulus excused. Al Poull not present. Quorum established.

Minutes: Motion by Urness, second by Bares, to approve the minutes of the previous meeting; motion carried unanimously.

Building Inspector Proposal Review and Recommendation: The Town's Uniform Dwelling Code for new home construction is enforced by the State. Prior to January 1, 2010, the State contracted with private agencies to perform inspections. After January 1, 2010, the State terminated the private agencies and appointed State-employed inspectors to perform UDC inspections. Residents and contractors are now running into problems and roadblocks with their projects. The Town Board adopted an ordinance to assume the State of WI Uniform Dwelling Code at the October 4 Town Board meeting and were presented with two inspection agency proposals – Independent Inspections and Richard Fellenz. Charlie Parks asked the Plan Commission to look at both agencies with the facts presented as there was a feeling of preference among some of the Board members. When interrupted while speaking, Charlie asked to be on record that his views and presentation be heard without interruption.

Charlie Parks distributed a hypothetical cost analysis between the two agencies whereas Independent was less expensive for identical services. He pointed out that Independent has plenty of staff to cover the needs of the Town whereas Mr. Fellenz is one inspector serving two other communities. Insurance is provided by Independent, Mr. Fellenz requires the Town to provide him insurance resulting in the Town hiring him as an employee. He stated that Independent did more than three years of inspections for the Town before the State took over. Charlie feels that contracting with a private agency is the best way to go to keep our Town government simple and cost effective. Independent will be here within 24 hours –same as Mr. Fellenz. Hiring an inspector that knows local contractors/builders on a personal level is probably not in the best interest.

Tom Winker stated that Independent does not require insurance and does not need to be an employee. Adding another layer of government is not the best-suited situation for the Town. The Town is not at that point in regard new home construction which necessitates an employee, and we need to keep our government simple.

Francis Kleckner asked why his inspection fees were more when he built his home. Charlie explained that his fees were a contract between the State and Independent, not the Town and Independent. Cathie Urness compared both agencies stated that we need to look at the best way to get it done with the least Town expense and involvement. Tom reiterated that keeping the Town government simple is in the best interest at this point. Ron Swihart asked why the Town should pay building inspector's insurance when they don't pay his at the transfer site.

Motion by Urness to recommend Independent Inspections, Ltd. for the reason that there is very little growth in the Town and we need to keep our government as simple as possible, motion second by Bares; In favor: Urness, Parks, Bares, and Janeshek. Opposed: Dimmer and Kleckner. Motion carried.

Procedure Review and Recommendation: Postponed until next meeting.

Zoning Ordinance: No additional changes were considered, therefore, the Ordinance is ready for public hearing and adoption.

Adjourn: Meeting adjourned at 8:10 p.m.

Respectfully Submitted
Ginger Murphy, Secretary