

DRAFT

MINUTES OF PLANNING COMMISSION MEETING

April 16, 2008 7:00 p.m.

- 1) Call to Order-Vice-Chair Don Jones called the Planning Commission meeting to order at 7:00 p.m.
- 2) Roll Call/Quorum-Those present were Dan Oldenburg, James Fleck, Mike Schaefer, Bill Walter, Shelly Hahn and Don Jones. Chair Roger Anclam was absent. Also present was Attorney Henderson, Zoning Administrator Mike Birkholz and the Town Board members to discuss the Smart Growth Plan. A quorum was present.
- 3) Agenda-Don Jones corrected the agenda 9) d-Carrie Houston was ill and not going to be present this evening. Mike Schaefer moved to approve the agenda with the correction. Seconded by Shelly Hahn. Motion carried.
- 4) Citizens Comments-None
- 5) Zoning Administrator Report-Mike Birkholz reported there were 10 permits issued in March, there were 2 complaints and they were turned over to the Police Department.
- 6) Commission Comments-Vice Chair Don Jones asked that all cell phones be turned off or muted.
- 7) Approval of Minutes-Bill Walter moved to approve the minutes as presented. Seconded by Jim Fleck. Motion carried.
- 8) Unfinished Business-
 - a. UAT & RAT Zoning Districts-This is tabled until next month.
 - b. Cornelier Fireworks-This is to be removed from the agenda until Cornelier's contact the Commission.
- 9) New Business
 - a. Conditional Use Permit-Gammeter-Gary Gammeter, 7242 E. County Road P asked for a recommendation for a conditional use permit to allow him to park and service his truck from his septic business in the garage at the residential address. The truck would be empty when at the residence. He would like to put a driveway in on County Road P, the permit for this would come from the County Highway Department. At 7:15 Mr. Gammeter was asked to have a seat until the public hearing for Faye Twist was held.

Public Hearing for Faye Twist-Attorney Henderson reviewed the section of the ordinance that would allow for the conditional use permit and advised the Planning Commission he misspoke last month that this was not a permitted use according to the ordinance. Attorney Henderson called the public hearing to order. Attorney Fred Wesner, representing Faye Twist spoke in support of the conditional use permit. Attorney Wesner gave history regarding this particular parcel. Mrs. Twist would like to sell the home, buildings and 4 +or- acres, her son Lee Twist will farm the remaining 35 acres. Attorney Wesner presented a signed Statement of Support (Exhibit A) from the neighbors in the area. Mrs. Twist feels what she is asking meets the requirements. Ron

Combs, Combs & Associates spoke in support of the petition stating he feels it meets the requirements. Lee Twist spoke in support of the petition also. Shelly Hahn inquired about the fence line in the aerial picture that was presented. Ron Combs stated that would be addressed. There were two neighbors also present in support of Mrs. Twist. No one spoke against the petition. The public hearing was then closed. The Planning Commission asked questions of Mrs. Twist, Attorney Wesner and Ron Combs. Dan Oldenburg moved to approve the conditional use permit as petitioned. Seconded by Bill Walter. The motion carried with a voice vote of all ayes. There was also a land division for Mrs. Twist to be addressed. Dan Oldenburg moved to give the Town Board a favorable recommendation for the land division for Faye Twist. Seconded by Bill Walter. The motion carried with a voice vote of all ayes.

Gary Gammeter was invited back to the podium. Attorney Henderson had reviewed the ordinance and felt this use could fall under unclassified or unspecified uses in agriculture. Mike Birkholz asked about washing the truck on premise. Mr. Gammeter takes the truck to a truck wash. There will be a public hearing scheduled for May 21 to consider issuing a conditional use permit for Gary Gammeter; the section of the zoning ordinance that would pertain to this use is under 19.02(c)(4).

- b. Rezoning Application-Land Division Application-Conditional Use Permit-Sorenson- Vice Chair Don Jones read the application for rezoning 3.54 acres, also there is a proposed land division to adjust the lot line. Vice Chair Don Jones read minutes from March, 1996 when the parcels were rezoned previously. Bill Walter moved to give a favorable recommendation to the Town Board for the land division. Seconded by Dan Oldenburg. Motion carried with a voice vote of all ayes. Bill Walter moved to give a favorable recommendation to the Town Board to rezone lot 2 to rural residential. Seconded by Dan Oldenburg. Motion carried with a voice vote of all ayes. Also Mr. Sorenson had an application for a conditional use permit for lot 1 for an existing excavating business. After lengthy discussion Shelly Hahn moved to approve the excavating business without a conditional use permit per section 19.07 this was a nonconforming use at the time the ordinance was adopted. Seconded by Mike Schaefer. Motion carried with a voice vote of all ayes.
- c. Alliant Energy-Bridget Aldridge and Bob Paulson representatives from Alliant Energy gave a presentation of gas regulators in the Town and possible solutions to protect/shelter them. The Planning Commission and Town Board members gave the representatives suggestions; they were noted and will be considered. Don Jones noted the Safety Committee was invited for this presentation and none of them were present.
- d. Smart Growth-Carrie Houston was ill and this will be on the agenda next month.

10) Adjournment-Mike Schaefer moved to adjourn. Seconded by Dan Oldenburg. Meeting was adjourned.

Respectfully submitted,

Deborah Bennett
Clerk/Treasurer

