

Draft

Planning Commission Minutes

March 16, 2011

1. Call to Order-Chair Don Jones called the Planning Commission meeting to order at 7:00 pm. The pledge was said.
2. Roll-Present were Dave Bomkamp, Shelly Hahn, Evelyn Propp, Bill Walter, Darrell Simonides, Josh Jones and Chair Don Jones. A quorum was present.
3. Agenda-Dave Bomkamp moved to approve the agenda as presented. Second by Darrell Simonides. Motion carried with a voice vote.
4. Citizens Comments-None
5. Zoning Officer Report- Mike Birkholz was absent due to illness.
6. Commission Comments-None
7. Minutes-Darrell Simonides moved to approve the minutes from the February 16, 2011 as presented. Second by Josh Jones. Motion carried with a voice vote.
8. Unfinished Business-
 - a. Setbacks for Rural Residential and Residential 1 Districts-This will be addressed next month; setback from surrounding communities will be reviewed.
 - b. Amend Prairie Avenue Concrete Conditional Use Permit-Vicky Hansen was present to answer questions. A public hearing will be scheduled for April 20, 2011 at 7:30 pm to consider amending the conditional use permit.
 - c. ATC Conditional Use Permit on Colley Road-Chair Don Jones had received an email from Julie Purves, ATC Representative regarding conditional use permit for ATC. Chair Don Jones will contact Julie Purves to attend next month's meeting.
9. New Business
 - a. Recommendation Rezone for Rock Road Companies, Inc.-Chair Don Jones read the application submitted by Rock Road Companies, Inc. to rezone property they have an offer to purchase. Ryan Spies, Rock Road Safety Manager answered questions the Planning Commission had. Steve Kennedy, Rock Road Companies, Inc. was present as well to answer questions. Rock Road proposes to return the property in question to Agriculture District 1 after it is mined out. Questions posed were additional drives, gas line easement, eliminating the land lock parcel, drainage and wear and tear on the road. Shelly Hahn moved to recommend the Town Board deny the request to rezone the property as petitioned. Second by Darrell Simonides. Motion failed with the following roll call vote- Dave Bomkamp-nay, Shelly Hahn-aye, Evelyn Propp-nay, Bill

Walter-aye, Darrell Simonides-aye, Josh Jones-nay and Chair Don Jones-nay. Chair Don Jones moved to recommend the Town Board approve the request to rezone the property as petitioned. Second by Josh Jones. Motion failed with the following roll call vote-Dave Bomkamp-aye, Shelly Hahn-nay, Evelyn Propp-nay, Bill Walter-nay, Darrell Simonides-nay, Josh Jones-aye and Chair Don Jones-aye. There will be no recommendation forwarded to the Town Board for this request to rezone.

b. Conditional Use Permit for Rock Road Companies, Inc.-Ryan Spies, Rock Road Companies, Inc. reviewed the proposal. A public hearing will be scheduled for April 20, 2011 at 7:45 pm.

c. Recommendation for Amendment to Section 18.01-Attorney Henderson explained the change to the ordinance was to remove details regarding impact fees. A public hearing will be scheduled for April 13, 2011 for the Town Board to consider adoption. Josh Jones moved to recommend the Town Board approve the amendment as presented. Second by Dave Bomkamp. Motion carried with the following roll call vote-Dave Bomkamp-aye, Shelly Hahn-aye, Evelyn Propp-aye, Bill Walter-aye, Darrell Simonides-aye, Josh Jones-aye and Chair Don Jones-aye.

10. Adjournment-Dave Bomkamp moved to adjourn. Second by Evelyn Propp. The meeting was adjourned at 9:28 pm.

Respectfully Submitted,

Deborah Bennett
Clerk/Treasurer-WCMC