

draft

## Planning Commission Minutes

December 18, 2013

1. Call to Order-Chair Darrell Simonides called the Planning Commission meeting to order at 7:00 pm.
2. Roll-Those present Josh Jones, Dave Bomkamp, Ted Karnitz, Blake Hullah, Jason Henschler and Chair Darrell Simonides. A quorum was present. The Clerk was not present Roger Anclam took notes of the meeting
3. Agenda-Dave Bomkamp moved to approve the agenda as presented. Second by Jason Henschler. Motion carried with a voice vote.
4. Citizens Questions/Comments-None
5. Zoning Report-Mike Birkholz gave his zoning report and questioned if the Town was going move forward with the maps for zoning. Rock County Planning fee needs to be verified and a workshop in January will be scheduled to move forward with the maps.
6. Commission Comments-None
7. Minutes-Jason Henschler moved to correct the November minutes as follows-item 9e. should be December instead of November and approve minutes for November 20, 2013 as corrected. Second by Josh Jones. Motion carried with a voice vote.
8. Unfinished Business-None
9. New Business-
  - a. Public Hearing-Conditional Use Permit for Don Myers-Attorney Henderson called the public hearing to order. Mr. Myers was asked if he would like to speak; he declined. Mary Frat, 39446 E Creek Road asked what this would resolve; she opposes the conditional use permit. Roy Kiekhafer, 3816 E Creek Rd noted several concerns-environment study, chemicals, and fumes from trucks. Mike Henning owns the property around the parcel in question; he would have purchased the property when he purchased the surrounding parcels if he could have a conditional use permit. He was told there would be no conditional use permit offered. Mike Morris, 3329 S County Road D owns property south of the parcel, doesn't feel the roads and infrastructure would support a truck terminal. Mike does not support the conditional use permit. The public hearing was then closed.
  - b. Act Upon Conditional Use Permit-Attorney Henderson reviewed a list of items to be considered in making a decision.1. Light industrial, 2 placed on poor soil, 3location and site of existing roads, compatibility to land adjacent, 5 harmony with future development, 6) soil types-drainage, and 7)justice to all parties concerned. Chair Darrell Simonides stated many attempts were made to before and at the auction to let any interested parties know this was zoned A-3. Chair Darrell Simonides moved to deny the request for a conditional use permit as petitioned for by Don Myers. Second by Jason Henschler. Motion carried with the following roll call vote-Jason Henschler-aye, Ted Karnitz-aye, Blake Hullah-aye, Josh Jones-aye, Dave Bomkamp-aye and Chair Darrell Simonides-aye.