

# Plan Commission Meeting Minutes: May 8, 2019

*Voice recordings of the entire meeting are available at the Town Hall upon request.*

The Plan Commission meeting for the Town of St. Croix Falls was called to order at 6:00 p.m. by Chairman Frank Behning on Wednesday May 8, 2019 at the Town Hall. Present by roll call were Frank Behning, Dave Robinson, Rick Katzmark, Kyle Yunker, Jeremy Hall and Norval Valleen., Stacy Bergmann and Dave Berg were absent. Zoning administrator Jim Alt, Mark Adams, Kimberly Lovett, Josh Brasso, Carole Baumgart, Marguerite Lindblom, Rick Mastell, and town legal counsel Adam Jarchow were also in attendance.

Robinson/Valleen **moved** to approve the agenda; **motion passed** unanimously.

Yunker/Valleen **moved** to approve the April 10, 2019 meeting minutes, **motion passed** unanimously.

Public Comment: None

Public Hearing: Commercial Design Guidelines at 1982 US Highway 8

The public hearing opened at 6:05 p.m. Mr. Adams presented his plan for compliance with the Town Commercial Design Guidelines. Mr. Adams noted the parking lot will have soft areas dug out and will be bringing in additional trap rock. Mr. Adams inquired about being able to keep the ground sign on his property. The public hearing closed at 6:34 p.m. Discussion was had by the Plan Commission members. Yunker/Valleen **moved** to recommend approval of the proposed Commercial Design Guideline plan as presented to the Town Board; **motion passed** on a unanimous roll call vote.

Public Hearing: Special Exception Request for a retail store at 1942 US Highway 8

The public hearing opened at 6:44 p.m. Mr. Alt presented the request for a special exception for a retail store 1942 US Highway 8. The proposed use needs a special exception due to legal non-conforming buildings on the property. Ms. Lovett stated her family runs similar game stores in other areas and are moving from a spot in the City of St. Croix Falls. Mr. Brasso spoke about the positive influence the store had on himself and others. The public hearing closed at 6:54 p.m. Discussion was had by the Plan Commission members. Robinson/Katzmark **moved** to recommend approval of the proposed Special Exception with the zoning administrator recommended conditions; **motion passed** on a unanimous roll call vote.

Public Hearing: Special Exception Request for a racetrack at 2014 160<sup>th</sup> Ave.

Mr. Valleen recused himself. The public hearing opened at 6:56 p.m. Mr. Alt presented the request for a special exception for a racetrack. The proposed use needs a special exception due to its loss of legal non-conforming status from being inactive for over 12 months. Mr. Alt read a letter with a list of concerns from Kathleen Melin. Mr. Mastell said he is actively trying to sell the property and wanted the races to attract interest. Ms. Lindblom said the DNR had previously looked at water runoff from the track and determined it was not a problem. Mr. Valleen said his main concern with the track was noise. Mr. Mastell noted the track will now be using a quieter electric pump for water instead of gas operated. Ms. Baumgart was also concerned about noise as well as enforcement of the Town Racetrack Ordinance and conditions of the proposed special exception. The public hearing closed at 7:32 p.m. Discussion was had by the Plan Commission members. Robinson/Katzmark **moved** to recommend approval of the proposed Special Exception with the zoning administrator recommended conditions; **motion passed** on a 5-0 roll call vote, with Mr. Valleen abstaining as he recused himself.

Mr. Alt presented proposed changes to the Town Nuisance Ordinance adding the county health inspector as an enforcing officer. The topic will be discussed again at the next meeting.

No public comment was had.

There being no further business, Katzmark/Valleen **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 7:49 p.m.

Jim Alt  
Zoning Administrator