

Plan Commission Meeting Minutes: June 12, 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 June 12, 2019 at the Town Hall. Present by roll call were Frank Behning, Dave Robinson, Rick Katzmark, Stacy Bergmann, Dave Berg, Jeremy Hall and Norval Valleen. Kyle Yunker was absent. Zoning administrator Jim Alt, Mark Adams, Angel Gutha, Paul Gutha, Steve Palmer, Brian Anderson, Bill Tres and town legal counsel Adam Jarchow were also in attendance.

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

Katzmark/Robinson **moved** to approve the May 8, 2019 meeting minutes, **motion passed** unanimously.

Public Comment: None

Public Hearing: Special exception for ground sign larger than 100 square feet at 1982-1984 US Highway 8

The public hearing opened at 6:04 p.m. Mr. Alt presented the request for a special exception for a ground sign larger than 100 square feet. Mr. Adams presented his plan for the sign, he would like to keep the existing 288 square foot sign and divide its usage among potentially four businesses utilizing the parcel. Mr. Anderson spoke in favor of the request saying he would like additional signage. Mr. Palmer questioned if there had ever been a sign permit for the ground sign and also asked if this request should be a variance or special exception. The public hearing closed at 6:17 p.m. Discussion was had by the Plan Commission members. Robinson/Valleen **moved** to recommend denial of the proposed Special Exception to the Town Board; **motion passed** on a unanimous roll call vote.

Public Hearing: Commercial Design Guideline review of parcel identification number 044-00707-0000

The public hearing opened at 6:35 p.m. Mr. Tres presented the plan. The proposal would utilize a 14x28 building on a concrete pad with portable bathrooms behind the building. There would be a lighted walkway between the building and the bathrooms. The ground sign that was on the property has been removed and a new sign in compliance with Chapter V of the Town zoning Ordinance will be installed. Mr. Behning stated he did not believe the access heading east of the property was for this property, and also asked about stormwater plans and erosion control plans. Ms. Gutha stated they intend. The public hearing closed at 7:12 p.m. Discussion was had by the Plan Commission members. Valleen/Berg **moved** to table the request to gather more information from the applicant; **motion passed** on a unanimous roll call vote.

Mr. Alt said the Town is waiting for a response from the Polk County Health Inspector on if the county would be willing to be added as an enforcing officer of the Town Nuisance Ordinance, and no further action would be taken until an answer was received.

Public Comment: Mr. Palmer said the Town Commercial Design Guidelines are not just for aesthetics but also for the safety of residents and visitors to the Commercial properties. Mr. Adams said the Commercial Design Guideline for his property was to remove the ground sign or bring it into compliance, and granting his special exception would bring it into compliance.

There being no further business, Katzmark/Valleen **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 7:53 p.m.

Jim Alt
Zoning Administrator