

Plan Commission Meeting Minutes: July 10, 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 July 10, 2019 at the Town Hall. Present by roll call were Frank Behning, Kyle Yunker, Rick Katzmark, Stacy Bergmann, Jeremy Hall and Norval Valleen. Dave Robinson and Dave Berg were absent. Zoning administrator Jim Alt, Mark Adams, James Beistle, Emily Chelberg, Gus Koecher, Al Metcalf, Steve Palmer, Jim Rochford, Paul Grundhauser and town legal counsel Adam Jarchow were also in attendance.

Bergmann/Katzmark **moved** to approve the agenda; **motion passed** unanimously.

Katzmark/Robinson **moved** to approve the June 12, 2019 meeting minutes with corrections, **motion passed** unanimously.

Public Comment: None

Public Hearing: Special exception for mini storage in the Commercial District

The public hearing opened at 6:03 p.m. Mr. Alt presented the request for a special exception for mini storage in the commercial District. Mr. Metcalf presented the concept for his proposal, which would include up to four 40'x 200' mini storage buildings on the property. Mr. Alt noted that there is an officially mapped road on the western border of the property and the Town Official Map Ordinance prevents any construction in an officially mapped road bed. Mr. Palmer spoke about concerns of runoff from the buildings, asked how the buildings would fit the Commercial Design Guidelines, and did not feel the proposed use fit with the Town Comprehensive Plan. The public hearing closed at 6:13 p.m.

Discussion was had by the Plan Commission members. Yunker/Bergmann **moved** to recommend denial of the proposed Special Exception to the Town Board; **motion passed** on a 5-1 roll call vote (yes: Behning, Yunker, Valleen, Bergmann, Katzmark no: Hall).

Public Hearing: Special Exception for an Event Center in the Agricultural District

The public hearing opened at 6:28 p.m. Mr Alt presented the request for an events center in the Agricultural District. A previous special exception had been granted for the use in April 2017, however the property and business changed ownership when Sunflower Hill Wedding and Event Venue LLC was formed, which forced a new special exception to be granted. Ms. Chelberg presented the request, which would utilize the property and the newer building on the property, and she stated the owners are working with the Town Building Inspector to gain occupancy for a commercial use in the building. Mr. Rochford asked if there were plans for additional buildings to be constructed, Ms. Chelberg responded there was not. Mr. Palmer asked if a building permit had been issued for the building. The public hearing closed at 7:38 p.m. Discussion was had by the Plan Commission members. Hall/Katzmark **moved** to recommend approval of the proposed special exception to the Town Board with the zoning administrator recommended conditions; **motion passed** on a unanimous roll call vote.

Public Hearing: Special Exception for a professional office in the Commercial District

The public hearing opened at 6:40 p.m. Mr. Alt presented the request for a professional office in the Commercial District. Dirks Heating and Cooling Inc would like to have an office at 1964 US Highway 8. Although a professional office is a permitted use, a special exception is required as the property is legal non-conforming due to less than the required road frontage for the current zoning ordinance. Mr. Grundhauser presented his request. The proposed use would utilize the existing building, with a proposal to add a small shed for storage. Mr. Alt noted the shed would need to go through the Commercial Design Guideline process. Katzmark/Hall **moved** to recommend approval of the proposed special exception to the Town Board with the zoning administrator recommended conditions plus a condition that the shed can be constructed without going through the Commercial Design Guideline process if placed in the rear yard of the property. Valleen/Bergmann moved to amend the motion to remove the condition regarding the shed; **motion passed** on a 3-2 roll call vote (yes: Bergmann, Valleen, Yunker no; Katzmark, Hall Abstain: Behning). A vote was then taken on the amended motion, **motion passed** on a unanimous roll call vote

Discussion was had on potential proposed amendments to the Town Zoning Ordinance, Mr. Alt will bring back additional information for discussion next month.

Public Comment: None

There being no further business, Valleen/Yunker **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 7:17 p.m.

Jim Alt
Zoning Administrator