

## Plan Commission Meeting Minutes: November 11, 2020

*Draft – Not official until approved. 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 November 11, 2020 at the Town Hall. Present by roll call were Frank Behning, Stacy Bergmann, Rick Katzmark, Kyle Yunker, Jeremy Hall, Gus Koecher, and Dave Berg. Dave Robinson was absent. Zoning administrator Jim Alt, Town Legal Counsel Adam Jarchow, and numerous members of the public were also present.

Hall/Yunker **moved** to approve the agenda; **motion passed** unanimously.

Katzmark/Yunker **moved** to approve the October 14, 2020 meeting minutes, **motion passed** unanimously.

Public Comment: None

The public hearing for the proposed amendments to the Town Zoning Ordinance opened at 6:04 p.m. Mr. Alt presented the proposed changes to the Plan Commission and the public. Mr. Harmon asked if decks could be built on a mobile storage container. Mr. Webb spoke in favor of allowing heliport as a proposed special exception use in the Commercial District, and described his potential business using a heliport. Mr. Hansen spoke in favor of heliports stating it would be beneficial for other businesses in the area, and also spoke in favor of allowing campgrounds as a special exception use. Mr. Mastell spoke in favor of allowing a racetrack as a special exception use, explaining he has five parties interested in purchasing the racetrack if it could be opened as a racetrack again. Ms. Gunderson asked how racetracks were covered previously in the zoning ordinance. Mr. Adams what could be applied for with regards to a racetrack. Ms. Lee said some sponsorship is almost guaranteed if the racetrack would be allowed to be open. Mr. Sprager asked about signs advertising for the racetrack and what regulations cover the signs. Mr. Storal spoke in favor of racing, saying it is a family oriented business and relatively low cost live entertainment. Mr. Hansen commended the Board for having discussions on potential new uses in the Town. Mr. Larsen said area businesses have noticed a decline in revenue since the racetrack closed. The public hearing closed at 7:02 p.m.

Discussion was had by the Plan Commission on the proposed amendments. Yunker/Berg **moved** to recommend approval of the language involving mobile storage containers to the Town Board with changing the date of current containers in the Town being allowed from January 1, 2030 to August 1 , 2026, **motion approved** on a unanimous voice vote. Hall/Yunker **moved** to recommend adding heliport as a special exception use in the Commercial District to the Town Board; **motion approved** on a unanimous voice vote. Yunker/Berg **moved** to recommend approving the proposed language regarding campgrounds to the Town Board; **motion passed** on a unanimous voice vote. Yunker/Bergmann **moved** to recommend approval of the language changing the noticing requirements for the Commercial Design Guidelines to the Town Board; **motion passed** on a unanimous voice vote. Yunker/Katzmark **moved** to recommend approval of language regarding racetracks to the Town Board; **motion passed** on a unanimous voice vote.

Discussion and review of the Town Racetrack Ordinance was listed as a future agenda item.

Public Comment: none

There being no further business, Berg/Yunker **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 7:42 p.m.

Jim Alt  
Zoning Administrator