

Plan Commission Meeting Minutes: April 14, 2021

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 April 14, 2021 at the Town Hall. Present by roll call were Frank Behning, Kyle Yunker, Jeremy Hall, Gus Koecher, Stacy Bergmann, Dave Berg, Dave Robinson and Rick Katzmark. Zoning administrator Jim Alt, Sharon Kelly, Debra Micek, Mike Bartz, Denise Evert, Norval Valleen, Julie Ann Lehrke, Mike Dorsey, Steve Palmer, and Town Legal Counsel Adam Jarchow were also present.

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

Hall/Yunker **moved** to approve the March 10, 2021 meeting minutes, **motion passed** unanimously.

Public Hearing: Special Exception request for Transient lodging at 1918 140th Ave. The public hearing opened at 6:03 p.m. Mr. Alt presented the request. The proposed use is listed as a special exception use. Ms. Evert presented the request, stating she would like to rent out the property part of the time to offset costs. Ms. Micek asked about enforcement, the Town will enforce the provisions of the proposed permit. Issues arising after hours and on weekends should be documented and presented to the Town for follow up. The public hearing closed at 6:30p.m. Yunker/Berg moved to recommend approval of the special exception request to the Town Board with the zoning administrator recommended conditions and adding a condition that no more than 8 persons shall stay at the property overnight, motion passed on a unanimous roll call vote.

Public Hearing: Special Exception request for professional office at 1982 US Highway 8. The public hearing opened at 6:38 p.m. Mr Alt presented the request for a professional office. Ms. Lehrke stated she will be utilizing the area 3-4 days a week and mostly for appointments. Mr. Palmer asked if the property had complied with the Commercial Design Guidelines Plans previously submitted. Mr. Hall asked if there is an occupancy certificate for that portion of the building. The public hearing closed at 6:54 p.m. Hall/Yunker moved to recommend approval to the Town Board with the zoning administrator recommended conditions and additional conditions of a certificate of occupancy being granted by the Building inspector and an additional inspection to insure compliance with the Town Commercial Design Guidelines, motion passed on a unanimous roll call vote.

Public Comment: Mr. Valleen said the proposal for transient lodging came with a good plan to the meeting. Mr. Palmer stated that better Commercial plans lead to better commercial development.

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

Jim Alt
Zoning Administrator