

PLAN COMMISSION MEETING, June 9, 2021

The regular meeting of the Town Plan Commission for the Town of St. Croix Falls was called to order by Chairman Mike Dorsey at 6:00 p.m. on Wednesday, June 9, 2021, at the Town Hall. Proper notice was given as the agenda was posted at the town hall and on the town's website June 4, 2021. The Pledge of Allegiance was said. Present by roll call were Chairman Mike Dorsey, members Stacy Bergmann, Rick Katzmark, Gus Koecher, and Kevin Rector. Kyle Yunker arrived at 6:10 pm. Absent was Dave Berg. Others in attendance were Rick Mastell and James Beistle. Katzmark/Bergmann **moved** to approve the agenda; **motion carried**.

No public comment was had.

Public Hearing – Special Exception Request for a racetrack facility at 2014 160th Avenue.

Hearing opened at 6:04 p.m. Applicant Rick Mastell presented his request and answered questions. Hearing closed at 6:15 p.m. Bergmann/Katzmark **moved** to recommend approval to the town board with the previous conditions and an additional condition that if there is a change of ownership of the real estate or business itself, will require the new owners will need to come before the town board for approval and transfer of the special exception; **motion carried** on a unanimous roll-call vote, 6-0.

Language for mobile storage containers was reviewed and discussed. Rector/Katzmark **moved** to amend the proposed language to read as follows:

Definition – Mobile Storage Containers – A portable storage unit which includes but is not limited to: cargo containers and shipping containers. Mobile homes, manufactured homes, recreational vehicles, truck boxes, truck trailers and train cars shall not be used as mobile storage containers.

Section E. Mobile Storage Containers

1. Before any mobile storage container is placed in the Town of St. Croix Falls a permit shall be required. The zoning administrator shall be responsible for the issuance of such permits.
2. Mobile storage containers are permitted as an accessory use in the Commercial, Agricultural, Transitional, and Industrial Districts provided the following conditions are met:
 - a. In the Commercial, Agricultural, Transitional and Industrial Districts, one mobile storage container per parcel shall be allowed with the permit described in Section E. 1 and if the applicant desires more than one mobile storage container per parcel, the request shall come before the Town Board for consideration and possible approval. All new permitted mobile storage containers in the Commercial, Agricultural, Transitional and Industrial Districts shall be screened from public view and consistent in color with the buildings on the parcel and placed behind buildings when possible.

- b. In the Commercial and Industrial District, placement of mobile storage containers will be approved while reviewing the site plan during the Commercial Design Guideline process, if applicable.
3. All mobile storage containers in the Town existing on (insert date of approval) which have not obtained a permit shall be allowed to remain in place until August 1, 2026. The mobile storage containers are not allowed to be replaced during this time frame unless a permit is granted and all regulations above are met.

Motion carried on a unanimous roll-call vote, 6-0.

Closing public comment – Rick Katzmark questioned the approval of the mini storage at last month's meeting.

The next plan commission meeting is scheduled for July 14, 2021, at 6:00 p.m. Future agenda items to be considered – Commercial Design Guidelines and Mini Storage.

There being no further business, Yunker/Koecher **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 7:20 p.m.

Minutes prepared by Janet Krueger, town clerk.