

PLAN COMMISSION MEETING, July 14, 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, July 14, 2021, at the Town Hall. Proper notice was given as the agenda was posted at the town hall and on the town's website July 9, 2021. The Pledge of Allegiance was said. Present by roll call were Chairman Mike Dorsey, members Stacy Bergmann, Rick Katzmark, Kevin Rector and Kyle Yunker. Gus Koecher arrived at 6:02 pm. Absent was Dave Berg. Others in attendance were Mark Adams, Mike Swank, Norval Valleen and Steve Palmer. Yunker/Rector **moved** to approve the agenda; **motion carried**. Yunker/Bergmann **moved** to approve the June 9, 2021, meeting minutes; **motion carried**.

Public comment: Mr. Valleen expressed concern regarding the outside storage at the mini storage facility located at the intersection of State Road 35 and 150th Avenue and inquired why the project at 1982 US Highway 8 has not been finished? Mr. Katzmark commented that due to transfer of ownership of property located at US Highway 8 and State Road 35 the special exception for a storage facility should be terminated and an order to cease and desist should be given and stated since nothing is getting done at 1982 US Highway 8 the commercial design guidelines should be pulled and reviewed.

Public Hearing – Special Exception Request for a food shop in a legal non-conforming structure located at 1982 US Highway 8.

Hearing opened at 6:07 p.m. Applicant Mike Swank presented his request and answered questions along with property owner Mark Adams. Hearing closed at 6:30 p.m. Yunker/Katzmark **moved** to recommend the town board table the special exception due to the incomplete commercial design guidelines; **motion carried** on a unanimous roll-call vote, 6-0.

Public Hearing – Amendment to Zoning Ordinance No. 1 for mobile storage containers. Hearing opened at 6:46 p.m. Discussion was had. Hearing closed at 6:50 p.m. Rector/Katzmark **moved** to recommend town board approval of zoning amendment with the addition of "Except for mobile storage containers subject to a special exception" at the beginning of section 3" **motion carried** on a 5-1 roll-call vote (Yeas: Bergmann, Katzmark, Rector, Koecher & Dorsey; Nays: Yunker).

Yunker/Katzmark **moved** to request the town board review changing the commercial design guidelines trigger from fifty percent assessed structure value to twenty-five percent of assessed structure value; **motion carried**.

Closing public comment – Mr. Valleen stated time lines should be implemented on approved commercial design plans to ensure completion. Mr. Palmer gave information for why the commercial design guidelines were implemented. Mr. Swank expressed the position he is currently in.

There will be no August plan commission meeting. The next plan commission meeting is scheduled for September 8, 2021, at 6:00 p.m. Future agenda item – Mini Storage facilities.

There being no further business, Yunker/Rector **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 7:25 p.m.

Minutes prepared by Janet Krueger, town clerk.