

## PLAN COMMISSION MEETING, September 8, 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, September 8, 2021, at the Town Hall. Proper notice was given as the agenda was posted at the town hall and on the town's website September 2, 2021. The Pledge of Allegiance was said. Present by roll call were Chairman Mike Dorsey, members Dave Berg, Stacy Bergmann, Kevin Rector and Kyle Yunker. Absent were Rick Katzmark and Gus Koecher. Others in attendance were Mark Adams, Mike Swank and Norval Valleen. Yunker/Berg **moved** to approve the agenda; **motion carried**. Bergmann/Yunker **moved** to approve the July 14, 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 150<sup>th</sup> Avenue.

Discussion was had on a recommendation for the special exception request for a food shop at 1982 US Highway 8. The public hearing was previously held on July 14, 2021, and the plan commission recommended the town board not approve the special exception until the commercial design plan was complete. The property owner was given until September 8, 2021, to complete the commercial design plan. Yunker/Rector **moved** to recommend town board approval of the special exception for a food shop at 1982 US Highway 8 with the following conditions: 1) the special exception shall terminate upon the sale or transfer of ownership of either the parcel of land or the business itself; 2) any formal complaint lodged against the use in the first year of operation will lead to an automatic review of the special exception by the plan commission and/or town board at the next possible meeting; and 3) the business will obey all laws and maintain all proper licenses and permits; **motion carried** on a unanimous roll-call vote, 5-0.

Discussion was had on amending the commercial design guidelines and incorporating them with the special exception process. Legal counsel and the clerk will work on amendments to present to the plan commission.

Discussion was had on potential amendments to the zoning ordinance allowing camper trailers on private property without a permanent principal structure for recreational use. Legal counsel will draft potential language for review at next month's meeting.

Closing public comment – Mr. Valleen stated there is a new owner of the gravel pit off 160<sup>th</sup> Avenue and inquired if a new special exception would be needed.

The next plan commission meeting is scheduled for October 13, 2021, at 6:00 p.m. Future agenda item – Consider commercial design guideline amendments and language allowing camper trailers on private property without a principal structure.

There being no further business, Yunker/Berg **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 6:30 p.m.

Minutes prepared by Janet Krueger, town clerk.