

Plan Commission Meeting Minutes: November 8, 2017

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 8, 2017, at the Town Hall. Present by roll call were Frank Behning, Dave Robinson, Rick Katzmark, Dave Berg, Stacy Bergmann, Norval Valleen and Al Frokjer. Kyle Yunker was absent. Zoning Administrator Jim Alt, Dave McCullogh, Jim McCullogh, Steve Palmer, Mike Crim, Sheila Junso and Priscilla Dorn Cutler were also in attendance.

Robinson/Bergmann **moved** to approve the agenda; **motion passed** unanimously.

Bergmann/Robinson **moved** to approve the October 11, 2017, meeting minutes; **motion passed** unanimously.

Public comment: None

The public hearing for a rezone opened at 6:03 p.m. Mr. Alt presented the application. The applicant would like to rezone 3.01 acres. The public hearing was closed at 6:06 p.m. Frokjer/Valleen **moved** to recommend approval of the rezone to the Town Board; **motion passed** on a unanimous roll call vote.

The public hearing for a minor subdivision of parcel identification number 044-00352-0000 opened at 6:11 p.m. Gary Quist would like to subdivide 3.01 acres out of a 43.49 acre parcel. Mr. Alt explained the proposed minor subdivision will meet all subdivision ordinance and zoning ordinance requirements assuming the rezone passes the Town Board and County Board. The public hearing closed at 6:13 p.m. Frokjer/Katzmark **moved** to recommend approval of the minor subdivision conditioned upon the proposed rezone being approved by the Town Board and County; **motion passed** on a unanimous roll call vote.

The public hearing to revoke the special exception at 1930 US Highway 8 opened at 6:16 p.m. Mr. Alt read a letter submitted by Steve Figlmiller asking for the special exception to be revoked. Ms. Dorn-Cutler said her client, Ronald Johnson, could not be in attendance this evening. Dave McCullogh spoke in favor of revocation noting the special exception had been illegally dumping items on his property. Mr. Crim confirmed incidents with the McCullogh property and questioned potential damage to the groundwater. Mr. Palmer said there were many complaints about the property while he was on the Town Board and issues with the property had been ongoing for many years. The public hearing closed at 6:26 p.m. Discussion was had on the non-compliance for the special exception at 1930 US Highway 8. Valleen/Berg **moved** to recommend revocation of the special exception t 1930 US Highway 8 to the Town Board; **motion carried** on a unanimous roll call vote.

Discussion was had on proposed changes to Chapter III of the Town zoning ordinance, discussion will continue next month with draft changes of language to be presented.

No public comment was had.

There being no further business, Valleen/Frokjer **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 7:37 p.m.

Jim Alt
Zoning Administrator