

PLAN COMMISSION MEETING, April 11, 2015

(Draft – Not official until approved.)

The regular meeting of the Plan Commission of the Town of St. Croix Falls was called to order by Chairman Steve Palmer at 6:00 p.m. on Wednesday, April 8, 2015, at the Town Hall. The Pledge of Allegiance was said. Mr. Alt confirmed proper notice was given as the agenda was posted in the three designated locations of the Town Hall, Super America and Lamperts. Present by roll call were Katie Appel, Dave Berg, Will Bergmann, Lee Dombrock, Sharon Kelly, Steve Palmer, Dave Robinson and Norval Valleen. Also present were town clerk Janet Krueger, zoning administrator James Alt and legal counsel Adam Jarchow. Others in attendance were James Beistle, Frank Behning and Rob Carlson.

Dombrock/Bergmann **moved** to adopt the agenda; **motion carried**. Bergmann/Valleen **moved** to approve the meeting minutes as printed for the March 11, 2015; **motion carried**.

No public comment was had.

Public Hearing: Special Exception request for an ATV-UTV moto plex with racetrack.

The public hearing opened at 6:04 p.m. and Mr. Alt updated the commission on the material he had received from the applicant, Rob Carlson. Mr. Alt was unable to prepare a formal memo due to the late arrival of the applicant's map and missing information. Mr. Alt informed the plan commission that he had received written support of the special exception use from John Leonard and received a written inquiry from Brad Hoverman regarding concern over proximity of track to his property line; concern on noise; and the affect the use would have on his property value. Mr. Carlson outlined his plan to build a track for ATV-UTV races. It is anticipated to bring in 40 to 50 racing units and less than 200 spectators initially. There are no plans to build structures currently, but over time picnic shelters may be built. The track will acquire approximately 6 acres, the spectator area will be approximately 2 acres consisting of grassy berms for lawn chair seating; and the parking lot and pit area will consist of approximately 10 acres. No camping is anticipated and the events would be alcohol free. With no other public comment the hearing was closed at 6:47 p.m.

Discussion was had. The plan commission requested Mr. Carlson submit a more detailed site map with measurements on specified items along with an erosion control plan. The plan commission requested that Mr. Alt prepare a memo based on the information received today and the requested information to be submitted by the applicant. Robinson/Kelly **moved** to table a recommendation until next month for the requested information to be provided by applicant; **motion carried** on a unanimous roll-call vote, 7-0.

Mr. Robinson updated that the comprehensive plan committee completed approximately two-thirds of the comp plan review. The committee anticipates meeting once more to complete the review.

During closing public comment Mr. Palmer stated he has enjoyed working with the plan commission members and thanked them for their time and effort.

There being no further business, Valleen/Bergmann **moved** to adjourn; **motion carried** and the meeting adjourned at 7:35 p.m.

Minutes prepared by Janet Krueger, Town Clerk