

## Plan Commission Meeting Minutes: September 9, 2020

*Draft – Not official until approved. Voice recordings of the entire meeting are available at the Town Hall upon request.*  
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 September 9, 2020, at the Town Hall. Present by roll call were Frank Behning, Stacy Bergmann, Rick Katzmark, Kyle Yunker, Jeremy Hall, and Dave Berg. Dave Robinson and Gus Koecher were absent. Zoning administrator Jim Alt, Town Legal Counsel Adam Jarchow, Bill Ties and Mark Adams were also in attendance.

Hall/Yunker **moved** to approve the agenda; **motion passed** unanimously.

Katzmark/Yunker **moved** to approve the July 8, 2020 meeting minutes, **motion passed** unanimously.

Public Comment: None

Public Hearing: Special Exception Request for a retail marine and sporting goods supply store in the Commercial District  
The public hearing opened at 6:03. Mr. Alt presented the request for a retail marine and sporting goods supply store in the Commercial District. The proposed use is a permitted use however the buildings on the properties are legal non conforming which necessitates a special exception. Mr. Ties answered questions on the uses of the buildings and outdoor display. The public hearing closed at 6:36 p.m. Katzmark/Bergmann moved to recommend approval of the special exception request to the Town Board as presented; motion carried on a unanimous roll call vote.

The Plan Commission discussed the potential changes to the Town Zoning Ordinance, the zoning administrator and Town Legal counsel will draft potential language for the next meeting for some of the changes and ask the Town Board for direction about proceeding on some items.

Mr. Alt presented a draft application for Commercial Design Guideline review. Discussion was had and the consensus was to use the document going forward.

Discussion was had on reviewing the Town Comprehensive Plan. Mr. Alt will add a section on Town Ordinances and CAFO's for review at the next meeting, and the Plan Commission members will also review the Comprehensive Plan and suggest additional changes if necessary.

There being no further business, Katzmark/Yunker **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 7:42 p.m.

Jim Alt  
Zoning Administrator