

Plan Commission Meeting Minutes: February 10, 2021

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 February 10, 2021 at the Town Hall. Present by roll call were Frank Behning, Kyle Yunker, Jeremy Hall, Gus Koecher, and Rick Katzmark. Dave Robinson, Stacy Bergmann, and Dave Berg were absent. Zoning administrator Jim Alt, Josh Yunker, Alex Gold, and Town Legal Counsel Adam Jarchow were also present.

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

Hall/Koecher **moved** to approve the January 13, 2021 meeting minutes, **motion passed** unanimously.

Public Hearing: Minor Subdivision request for parcel identification number 044-00221-0000. The public hearing opened at 6:04 p.m. Mr. Alt presented the request for a minor subdivision, the current 56.48 acre parcel will be divided into two lots, 15.53 acres and 40.95 acres. Both the lots will meet all zoning ordinance requirements and all subdivision ordinance requirements except the requirement for public road frontage. The property is served by a private driveway. The public hearing closed at 6:07. Hall/Katzmark moved to recommend approval of the minor subdivision to the Town Board waiving the requirement for public road frontage, motion passed on a unanimous roll call vote.

Public Hearing: Special Exception request for a professional office and athletic facility at 2038 US Highway 8. The public hearing opened at 6:09 p.m. Mr. Alt presented the request. The proposed use is listed as a permitted use in the Commercial District, however the lot and buildings on the property are legal non-conforming which necessitates the special exception. Mr. Gold stated the building would be used for gymnastics and tutoring. The public hearing closed at 6:20p.m. Hall/Katzmark moved to recommend approval of the special exception request to the Town Board with the zoning administrator recommended conditions, motion passed on a unanimous roll call vote.

Discussion was had on proposed amendments to the Town Zoning Ordinance, proposed changes will be discussed at the next Board meeting.

Public Comment: none

There being no further business, Hall/Katzmark **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 6:55p.m.

Jim Alt
Zoning Administrator