

February 6, 2024 5:30 PM

Call to Order: The Plan Commission Meeting was called to order by Chair Pate at 5:30 p.m.

Roll Call: Chair Steven Pate, Rich Jacobson, Supervisor Julie Kayartz, Le Anna Rittmann, and Ken Ryczek were present. Brad Cook and Dan Kastenzholz were absent.

Others Present: Commission Secretary/Town Clerk Gustafson, Erin Salmon for RPS, Logan DeBoer for Grothman & Associates, Byron Kershaw, Jim Rockhill, Terri Rockhill, Gillian Phipps, Brian Meixner, Dawn Amend, Tim Amend, and Kiley Falk were also present.

Verification of Public Notice: The Commission Secretary reported that the public hearing and meeting notices were properly posted and published according to law. The public hearing notices were sent to property owners within 300 feet of the properties to be rezoned.

Public Hearing for Kershaw Change in Zoning Request: Chair Pate opened the hearing at 5:30 p.m. Erin Salmon of RPS gave a brief summary of the zoning actions requested. No one wished to speak in favor or against the proposed zoning actions. The hearing closed at 5:31 p.m.

Public Hearing for Rockhill Change in Zoning Request: Chair Pate opened the hearing at 5:32 p.m. Erin Salmon of RPS gave a brief summary of the zoning actions requested. No one wished to speak in favor or against the proposed zoning actions. The hearing closed at 5:33 p.m.

Approval of Agenda: Motion by Kayartz/Ryczek to approve the agenda as posted. All in favor by call of roll.

Approval of Prior Meeting Minutes: Motion Kayartz/Ryczek to approve the minutes of November 7, 2023 as presented. All in favor by call of roll.

Citizen Input on Non-Agenda Topics: None.

Kershaw CSM and Zoning Change Applications: Motion by Jacobson/Ryczek to recommend to the Town Board to approve the Certified Survey Map and the proposed changes in zoning as presented with the recommendations made by the Town Engineer on page 4 of the review letter dated January 17, 2024. All in favor by call of roll.

The following recommendations, summarized herein, were included in the RPS review letter dated January 17, 2024:

1. Recommendation to the Town Board to allow for new driveway access on Dunning Road to be positioned in the mid-lot area of Lot 2.
2. Recommendation to the Town Board for CSM approval to include filing of the Legal Description for the 0.2 acres to go from R-1 to RR-1.
3. Recommendation to the Town Board for rezoning of Lot 1 from A-1 to A-1 Agriculture with an A-4 Agriculture Overlay.
4. Recommendation to the Town Board for rezoning of Lot 2 from A-1 to RR-1.
5. Recommend to the Town Board for rezoning 0.09 acres of parcel 11032-433 from A-1 to A-1 Agriculture with and A-4 Agriculture Overlay.
6. Preparation and execution of a Declaration on restriction to Lot 1, to be prepared by Town Attorney.

Rockhill CSM and Zoning Change Applications: Motion by Kayartz/Rittmann to recommend to the Town Board to approve the Certified Survey Map and the proposed changes in zoning as presented to include recommendation that the 50' driveway width remain as is without the formal variance process and an agricultural fence installation as recommended by Town Engineer and approved by Columbia County Planning & Zoning Department, if necessary, as recommended on page 4 of the Town Engineer review letter dated January 25, 2024. All in favor by call of roll.

The following recommendations, summarized herein, were included in the RPS review letter dated January 25, 2024:

1. Recommendation to the Town Board for CSM approval and recording with completion of the agricultural fence installation for the lot divide between Lots 1 and 2.
2. Recommendation to the Town Board for rezoning of Lot 1 from A-1 to A-1 Agriculture with an A-4 Agriculture Overlay.
3. Recommendation to the Town Board for rezoning of Lot 2 from A-1 to RR-1.
4. Preparation and execution of a Declaration on restriction to Lot 1, to be prepared by Town Attorney.

Building Inspection Report: Report reviewed.

Other Reports: None.

Correspondence: None.

Adjourn: Motion by Kayartz/Rittmann to adjourn at 5:42 p.m. All in favor by call of roll.

Marlo Gustafson, WCMC
Commission Secretary