

November 7, 2017 5:30 PM

Call to Order: The Plan Commission Meeting was called to order by Chairman William Devine at 5:30 PM.

Roll Call: Chairman William Devine, George Beasley, Joe Duesler and LeAnna Rittmann were present. Rich Jacobson, Carl Johnson and Lois Rethard were absent.

Others Present: Town Attorney John Miller, Town Engineer Robert Roth, Clerk Marlo Gustafson, Supervisor Craig Cawley, Jim Grothman, Otto Geike and Heide Geike were also present.

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

Approval of Prior Meeting Minutes: Motion by Beasley/Rittmann to approve the minutes of October 3, 2017 as presented. All in favor by call of roll.

Preapplication Consultation for Otto Geike: Mr. Geike owns tax parcel 225.D. The parcel is 62 acres and consists of open space and wooded land. The parcel is currently zoned A-1 Agriculture and fronts on an unimproved portion of Wolf Drive. The owner is proposing a four-lot certified survey map (CSM) that will create lots of 2 acres in size for new single homes. A Comprehensive Plan Amendment changing 8 acres of land from Agricultural or Open Space to Single Family Residential would have to be approved, which would then allow a rezone from A-1 to R-1 Single Family Residential. The remaining 54 acres would remain zoned A-1 with a proposed A-4 Agricultural Overlay District. The initial plan submitted provided for access to the lots via 66' wide utility and access easement. The need for declarations and public access under the Town's ordinance was discussed. Town Engineer Roth explained current Comprehensive Plan key sections regarding inventory of available lots, desired growth rates and current subdivision estimated build-out status. He further noted that this potential application would require a review of many policies currently in place in the 2012 Update to the Town's Comprehensive Plan. Discussion ensued on pre-approved subdivisions in the Town, density, costs of review, Geike property questions, and small development versus large-plat development. Town Chairman Devine explained that if this application is submitted, the Plan Commission would review the Town's Comprehensive Plan and Land Division Ordinance page by page to assure that the proposed subdivision would meet all planning objectives and legal standards. It was also explained that the Town's legal, engineering and other consultant fees would be borne by the owner per Town Ordinance.

Other Reports: Mr. Plummer remains adamant that his accessory building was included in the original building permit. It was noted that two zoning permits were applied for and issued, one for the primary residence and one for the accessory building. Town Clerk and Town Engineer were instructed to get a letter from General Engineering Building Inspection Dept. stating that the accessory building was indeed included in the original permit.

Correspondence: None.

Next Meeting Date: The next meeting is tentatively scheduled for December 5, 2017 at 5:30 p.m.

Adjourn: Motion by Beasley/Duesler to adjourn at 6:40 p.m. All in favor by call of roll.

Marlo Gustafson
Recording Secretary