

## **Plan Commission Meeting Minutes – Wednesday, Feb. 21, 2018 – 4:00 PM**

The meeting was called to order by Plan Commission Chair Steve Thoni at 4:00 PM. Roll Call was taken with Chair Thoni in attendance and also Commissioners Duane Elfering, Russ Moyer, Commissioners Doug Reeson and Tami Bowser. A quorum was noted.

Also in attendance were: Clerk/Treasurer Audrey Rue.

Motion made by Steve Thoni to accept the Public Notice requirements. Motion was seconded by Russ Moyer and Carried.

The January 16, 2018 meeting minutes were approved as amended by Steve Thoni and seconded by Russ Moyer and Carried.

No Public Comments.

The Plan Commission temporarily adjourned to do the site visits at 4:08 PM.

The Plan Commission returned and reconvened the meeting at 5:15 PM.

Additional attendees now included: Lisa Aumann, Mike Aumann, Caroline Beckett, Elizabeth Ravindram, Greg Hilden, Gerry Scott, Dennis Phillips, Steve Phillips, Neal Lord, Mary Diman, Bonnie Myhre, Jeff Billerbeck, Diane Lorenz, Bill Lorenz, Kim Reinecke, Dave Reinecke, Joe Bartol and Joe Karls.

**Acts 67 & 68:** Steve Thoni explained what Scott Godfrey has indicated; the Plan Commission needs to have substantial evidence to support any decision. Thoni read the Interim Resolution passed recently by the Town Board.

**Gerry Scott/Application for rezone and land division:** Motion made by Russ Moyer to approve Lot 1 being rezoned from A1 to AR1. Motion seconded by Duane Elfering and Carried unanimously.

**Chris Handel/Solar Energy:** The entire application was withdrawn before the meeting. Solar Energy also withdrew their application for a conditional use and driveway.

**Joe & Leslie Karls application for a wedding venue conditional Use permit:** Karl's attorney refreshed the Plan Commission on what has already been approved. Atty Bartel presented the application noting an upgraded septic system. He also noted reasons they felt it fell under the town comprehensive plan:

- The requested conditional use promotes and encourages tourism
- Preserves ag use because the appearance projects ag/farming
- There will be no changes to the current buildings
- They are not taking land out of farmland
- They will continue to preserve farmland
- Their proposal will bring business to the area

- Promotes the local economy
- No additional government services will be required
- It will be family owned and operating i.e. A cottage industry

Going on record as opposed to the wedding venue application:

- Greg Hilden
- Bonnie Myhre
- David Reinecke
- Elizabeth Ravindram
- Kim Reinecke
- Jeff Billerbeck

Tami Bowser made a motion to deny the Conditional Use Permit because it does not hold up to the Comprehensive Plan.

Motion died for lack of a second.

At this point, the Attorney read the Town's noise ordinance.

Duane Elfering made a motion to move the application onto the Town Board because the Plan Commission doesn't have substantial evidence to make a decision. Motion seconded by Russ Moyer. Motion carried 4 to 1 with Tami Bowser opposed.

**Bill & Diane Lorenz:** Mr. Lorenz presented his long term ideas, his Planned Unit Development (PUD) and the idea of elderly/retirement/nursing home facilities.

Going on record as opposed to the idea of a nursing home facility:

- Lisa Aumann

As part of the PUD, Lorenz asked about selling the barn and machine shed as commercially zoned properties.

Lorenz noted he will withdraw current application and resubmit with more details.

**Items for future agendas:** None

**Adjournment:** Motion made by Steve Thoni to adjourn at 7:12 PM. Motion seconded by Duane Elfering and Carried.

Respectfully Submitted,

Audrey Rue