

Plan Commission Meeting Minutes - Wednesday, September 20, 2017 – 5:00 PM

The meeting was called to order by Plan Commission Chair Steve Thoni at 5:00 PM. Roll Call was taken with Chair Thoni in attendance and also Commissioners Duane Elfering and Russ Moyer. Commissioner Tami Bowser had been excused.

A quorum was noted.

Also in attendance were: Dan Patzner, Kim Reinecke, David Reinecke, Mary Davis, Doug Reeson, Jim Ramos, Patty Klarer, Greg Bass, John Bass, Tom Bass, Jason Gust, Hollie Gust, Joe Karls and Joe Bartol.

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

The agenda was approved on motion by Duane Elfering and seconded by Russ Moyer. Motion Carried.

The August 16, 2017 meeting minutes were approved by Steve Thoni and seconded by Duane Elfering. Motion Carried.

The Plan Commission temporarily adjourned to do the site visits at 5:10 PM to:

- Jason Gust – 2504 County Road F
- Joe Karls – 4955 Mounds Park Road
- Tom Bass – 4956 Ridge View Road

The Plan Commission returned and reconvened the meeting at 6:28 PM.

Patty Klarer: Rezone from A1 (Parcel of Record) to AR1 and Conditional Use Permit for a household occupation (yoga studio): It was noted this is in agreement with the Comprehensive Plan Section 6.6.3. Motion made by Russ Moyer to recommend approval of the rezone application from A1 to AR1. Motion was seconded by Duane Elfering and carried unanimously.

A motion was made by Steve Thoni to recommend approval of the Conditional Use Permit for a Household Occupation (Yoga Studio). Motion seconded by Russ Moyer and Carried unanimously

Jim Ramos: Application to Rezone 10 acres +/- purchased from David Lee from A1 to AR1: A motion was made by Duane Elfering to recommend approval to rezone 8 to 12 acres, based on a computer preliminary map and currently belonging to David Lee, but being sold to Jim Ramos, from A1 to AR1. Motion was seconded by Steve Thoni and Carried unanimously.

Tom Bass: Application of Greg & John Bass to split a 41.21 acre parcel into two parcels, rezone both from A1 to AR1, Approval of 2 separate driveways and approval of 2 building sites.

A motion was made by Steve Thoni to recommend approval to split a 41.21 acre parcel into 2 parcels and to rezone both from A1 to AR1. Motion was seconded by Duane Elfering. Carried unanimously.

A motion was made by Duane Elfering to recommend approval of 2 driveways (One for each parcel) off Ridge View Road. Motion was seconded by Russ Moyer. Carried unanimously.

A motion was made by Steve Thoni to recommend approval of a building site on each parcel contingent on a Certified Survey Map and Perc Tests on both lots. Motion was seconded by Russ Moyer and carried unanimously,

Jason Gust: Application for a driveway to an 8.95 acre parcel off County Road F:

A motion was made by Duane Elfering to approve one driveway to the 8.95 acre parcel off County Road F. Iowa County has already approved where the proposed driveway leaves the road. Motion was seconded by Steve Thoni. Motion Carried unanimously.

Jason Gust/Lois DeNure: Application of a 14.72 acre parcel to rezone from A1 to AR1, and approval of a driveway off County Road F:

A motion was made by Russ Moyer to recommend approval to rezone the 14.72 acre parcel from A1 to AR1. Motion was seconded by Steve Thoni. Motion Carried unanimously.

A motion was made by Duane Elfering to recommend approval of the driveway off County Road F (has already been approved where it leaves the road – by Iowa County) contingent on have the perc test submitted. Motion was seconded by Steve Thoni and Carried unanimously.

Joe Karls: Application of a 13 acre parcel to rezone from A1 to RB1 with a Conditional Use application for cottage stays in permitted buildings, Day Corporate Meetings/Retreats, Up to 8 horses and up to 20 chickens:

A motion was made by Duane Elfering to recommend approval to rezone a 13-acre parcel from A1 to RB1. Motion was seconded by Russ Moyer. Carried Unanimously.

A motion was made by Duane Elfering to recommend approval of the Conditional Use Permit (CUP) to keep not more than 8 horses and not more than 20 chickens on the Site, without conditions. Motion seconded by Russ Moyer. Carried Unanimously.

A motion was made by Duane Elfering to recommend approval of the Conditional Use Permit (CUP) to provide tourist cottage stays, subject to the following conditions:

- No participant parking on the public road

- No more than 16 overnight guests in the permitted buildings
- Only temporary accommodation for guests; the permitted buildings may not be used as a permanent residence.

Motion was seconded by Russ Moyer. Carried Unanimously.

A motion was made by Duane Elfering to recommend approval of the conditional use to provide day retreats for businesses, clubs or other groups, subject to the following conditions:

- No participant parking on Mounds Park Road
- 16 person overnight limit: total on premises
- Only temporary stays are allowed. (Stays of 28 days or less shall constitute a temporary stay)
- Retreats are allowed between 8AM and 10PM; cleanup shall be completed by 11PM. Anyone not part of 16 person (max.) overnight limit must vacate premises by 11PM.
- No retreat more than 3 consecutive days
- Retreats are only allowed Monday through Friday, no weekends
- No more than 12 large retreats in a calendar year. (Retreats of between 100 and 200 participants shall constitute a large retreat.)
- No retreat more than 200 participants, or whatever limit the Fire Inspector shall impose, whichever is less. Parking lot shall be sized based on this maximum limit and applicable state codes.
- Outdoor music shall be allowed only between 2PM and 8PM with a maximum length of 4 hours per session. This shall only occur a maximum of 8 times per year.
- No tents for the purposes of increasing the capacity of the venue.
- Allow up to 8 horses and 20 chickens
- Indoor music shall be allowed but the doors must remain closed
- Records of events that document the following shall be presented upon request of Town or County Government: Dates of events, Name of Party on reservation, # of participants expected.

Motion seconded by Russ Moyer and Carried Unanimously

Items for future agendas: None

Adjournment: Motion made by Steve Thoni to adjourn at 7:58 PM. Motion seconded by Russ Moyer and Carried.