



Minutes
Planning & Zoning Commission
June 14, 2017

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:06 pm by Chairperson M. Olson.

Members Present: Chair M. Olson, Vice Chair M. Willcoxen, J. Johnson

Members Absent: D. Carlson, P. Carlson

Others Present: Planner K. Bearinger, Supervisor C. Cagle, Town Clerk K. Wood,
4 members of the public (signed in)

2. **PUBLIC COMMENTS** *(ITEMS NOT ON THE AGENDA)*

None

3. **ADOPT THE AGENDA**

M. Willcoxen made a motion to adopt the agenda as presented. J. Johnson seconds. All in favor, motion carried.

4. **APPROVE THE MINUTES** of the May 10, 2017 Planning Commission meeting

M. Willcoxen made a motion to approve the minutes as presented. J. Johnson seconds. All in favor, motion carried.

5. **OLD BUSINESS**

a. **Code Enforcement: Sven Welschen**

M. Olson walked the property with S. Welschen on Monday. M. Olson believes that S. Welschen has done a great job cleaning up the property. S. Welschen is going to get rid of the mud truck. The DJ station and boat are also going to be removed soon. M. Olson asked the Planning Commission if S. Welschen can keep some of the other items that he owns. M. Willcoxen said that he did not see a problem with that. M. Olson asked if the DJ equipment is Bruce's and S. Welschen said no. The temporary structures are up and everything is out of sight right now.



J. Johnson asked if the complaining party has accepted this as being resolved.

D. Wade said that the DJ equipment is Luke's and S. Welschen said that he bought it from Luke. D. Wade said it would be nice if they stayed quiet late at night. At 11:00 pm at night they are revving engines and making other loud noises. M. Olson said the Sheriff has to be called in that instance.

J. Johnson asked S. Welschen if the people responsible for making noise have moved out. S. Welschen confirmed that they have moved out.

M. Willcoxon read the ordinance regarding outside storage.

7.12 Outside Storage

3. Recreational equipment for use of residents of principal structure.

4. Boats and recreational vehicles less than twenty (20) feet in length if stored in rear yard not less than ten (10) feet from any lot line and are used by the residents of the principal structure.

M. Willcoxon said he questions "*for use of residents of principal structure*" because there is not a principal structure on the property. He said the most important thing is to make sure that items are screened in and not left out as an eyesore.

J. Johnson asked if the items would be more or less visible if they were moved behind the principal structure. S. Welschen said they would be more visible. M. Olson said S. Welschen has gone above and beyond and he feels that the complaint should be closed.

M. Willcoxon made a motion to close the complaint. J. Johnson seconds. All in favor, motion carried.

b. Hildreth Shed

The shed does not comply with Township standards and has been denied. The property owner had asked what he can do to make the shed compliant. J. Kramer wrote up a list of items that would make it comply with Township standards. M. Willcoxon asked if a timeline should be given to the homeowner for removal.

M. Olson is going to call the property owner tomorrow (June 15th) and see where he is at with either making the shed compliant or removing it.

c. County Road 19

The Engineer called M. Olson to request the Township's ideas regarding County Road 19.



J. Johnson went over the four maps given to the Township by the County. He pointed out what he liked and did not like about the four options.

Option #1 offers both east and west travel and there is also an advantage to option #3 because of the way it directs travel. It would reduce backup at the ramps.

Option # 4 reduces one right turn lane off of the road. M. Olson does not want to see a burden to Kwik Trip. J. Johnson agrees and says that would make option #4 the better option in his opinion.

C. Cagle said that with option #3 there is no way to go to the left. In order to get out you would have to go out back by the carwash.

J. Johnson said they have a parking problem as it is. The carwash was not taken into account with any of these ideas.

C. Cagle said that option #1 looks like the best one.

The Planning Commission was in agreement that option #1 is their recommendation for the road.

6. NEW BUSINESS

a. 5235 Enchantment Complaint

M. Olson said that he and P. Carlson drove by the property. He asked the Planning Commission if he should wait to inspect a complaint until it has come to a meeting and a letter has been sent. M. Olson asked if he can confront the homeowner and say that there is a complaint and then come to the Planning Commission. J. Johnson said that is a good idea because then there is more information for them to move forward at the meeting.

M. Willcoxon said that two members should go out to the property if it is done that way.

K. Bearinger said if it is allowed in the code he can go ahead with it. C. Cagle said if they are going to change the procedure it needs to be recorded in the books.

J. Johnson looked at the photos of the property and said that the cars will have to go. If the garbage is still there it will have to go as well.

M. Olson said the house is on the corner and you really have to look to see the junk. It is neat until you get to the west of the property.



J. Johnson said the Township has to have a standard. The elected officials have to determine the standard.

M. Willcoxon said they will have to call the property owner and have a discussion with them and set up a site visit.

M. Olson said to get a letter sent to the property owner. K. Wood will email E. Maass to ask him to send a letter.

M. Olson will bring his findings to the next meeting. The Planning Commission has decided to keep the complaint policy the same. The complaints will come into the office and come to a meeting prior to a letter being sent. After the letter is sent, a site visit will be setup with the property owner.

b. Public Hearing: Text Amendment for Accessory Buildings

C. Cagle said that she views boxed eaves on a pole barn as an added expense.

M. Olson said that if it is front of the house it dresses it up. It is nice especially on smaller lots.

M. Willcoxon made a motion to recommend the text amendment as written to the Town Board. J. Johnson seconds. All in favor, motion carried.

c. Kenneth Fusaro – 4650 335th Street – Newly purchased property (Boeckers)

K. Fusaro said K. Salverda was not able to attend and that he was there on her behalf. She had given M. Olson and J. Kramer a letter and was expecting a response. M. Olson said that they were advised that it was best not to reply.

K. Fusaro explained that he took a closer look at the revised amendment. He passed out sections from the County ordinance. He does not feel that there is an acre buildable on the property.

M. Olson said that the Township is stricter than the County. They do not require contagious and the Township does.

K. Fusaro wanted to know why the ordinance was changed because prior to that, there was a unanimous vote to deem the land unbuildable.

M. Willcoxon said that those lots and several others were created under the standards of the County. People have been paying taxes on the properties as though they were buildable. When the properties were created they were considered buildable.



M. Olson said we are running out of property to build on and we had to re-look at our ordinances.

K. Fusaro asked how much the new owner can fill. M. Olson said that depends on the soil borings.

The new owners would have to come in and fill out the proper permit and soil borings are required.

J. Johnson said the Township also has a grading permit that has to be approved in order for the building permit to be approved.

Another concern from K. Fusaro is the smell after a rainy period in the instance a drain field is not doing its job. M. Willcoxon said they would have to demonstrate that they can put a drain field in prior to building.

M. Olson said he would like to answer his questions, but we do not have any permit applications yet.

M. Olson said that they are going to follow procedures and keep tabs on everything.

7. COMMISSIONER/TOWN BOARD REPORT

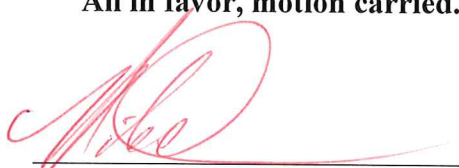
C. Cagle said that she and M. Olson are meeting with J. Triplett on June 21.


C. Cagle told K. Fusaro they wanted to allow people to sell their properties, but they have been very careful so people are not just "throwing up houses" wherever they please.

8. NEXT REGULAR PLANNING COMMISSION MEETING IS JULY 12 2017 AT 7:00 PM.

9. ADJOURN

M. Willcoxon made a motion to adjourn the meeting at 8:24 pm. J. Johnson seconds. All in favor, motion carried.


Mike Olson, Chair


Kelly Wood, Clerk

