

Plan Commission Meeting Minutes

Wednesday, June 7, 2017

6:30 PM

Town Hall

The Plan Commission met at 6:30 at the Town Hall. Since the Clerk/Treasurer sent the agenda out, and will be doing so in the future, public notice is emailed to the paper and posted as required.

Roll Call: Present: Steve Balfanz, Dan Lynch, Theresa Schousek, Joy Packard, Anton Rang, Chris Matter, Carolyn Barrette (alt), Laurie DeRosier, Doug Zahler, Steve Bohl. Jason Coyle excused.

Agenda adopted on motion by Balfanz, second Rang, carried.

Barrette explained that the Big Guys application was put in PC boxes for informational purposes to show the kind of materials and reports that may be coming from the St Croix County Community Development office in the event of Board of Adjustment or variance requests. Big Guys application was postponed to the July BOA meeting.

New Business discussion

1. Doug Zahler was asked to speak to the Plan Commission regarding the differences between the County's subdivision ordinance provisions on conservation and open space design and the Town of St Joseph's provisions on open space design in preservation residential areas in Chapter 168. The County's ordinance was adopted in 2006, the Town's at the end of 2008. Due to lack of development starting in 2008, any inconsistencies had not been tested and the basic question is number of lots available for development.

The county uses a yield plan which provides for bonus lots in a conservation design development. A parcel is divided by number of lots, plus a 10% increase in bonus lots, then 65% of parcel is subtracted as open space, and the lots are put on the remaining 35% of property. Lots are in groups or clusters and can decrease to ½ acre in size in the conservation design groups or clusters. County's minimum standard is 1.5 acres with a 2 acre lot size overall.

Town of St Joseph open space lot minimum is 1.5 acres with a 3 acre density lot size over all, and no bonus lots. A parcel is divided by the number of lots possible, the 40% open space is subtracted and the number of lots divided into the remaining 60%.

Discussion of whether Town ordinance came under conservation design, benefits of larger lots, who owns and maintains the open space, possibility of joint septic, savings on infrastructure, conservation easements. Both Matter and Zahler commented that since the County had approved the Town's ordinance with the preservation residential and open space provisions, the County had in effect approved the Town's open space provisions. A search for county action on the Town's ordinance around 2008/2009 will be undertaken. Both had consulted with the Town Chair at that time, Teresa Johnson.

2. Officers. Recommendations to Town Chair per TOSJ Ordinance sec. 35.10.

Chairman: Schousek indicated she would like to be considered. Balfanz nominated Rang, Matter seconded. Rang nominated Schousek, Schousek seconded. A secret paper ballot election was held. Anton Rang will be recommended for appointment as Planning Commission Chair to Town Chair Spaniol.

Vice Chair: Rang nominated Matter. After discussion, Matter was elected by acclamation.

Recording Secretary: The Commission will continue to look for a recording secretary. Annie Coyle suggested.

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Possible alternates to Plan Commission: Dennis Sharp, Darcy Hautala, Kendra ?, Ann Mitchell,

3. Possible ordinance changes due to updated comprehensive plan: Rang suggested that over the next month Plan Commission members review the Comp Plan to consider any ordinance changes they think necessary. DeRosier mentioned that there is still MOU money available for ordinance writing. Suggestions should be compiled for the next meeting.

Recommendation to Town Board: Anton Rang as Chair of Planning Commission.

Approval of May 3, 2017 meeting minutes on motion by Schousek, second Balfanz, carried.

Items for next agenda: Big Guys application for conditional use permit if referred by County. Possible ordinance changes.

Meeting adjourned on motion by Balfanz, second Rang, carried.

It was noted that the Planning Commission had suggested postponing the July 5 meeting to July 12 at a previous meeting.

Carolyn Barrette

Secretary