

PLAN COMMISSION MINUTES OF WORK SESSION

October 29, 2016

10:00 AM

Town Hall

The meeting was called as a work session by agreement among Plan Commission members following the Public Hearing on October 12. This was the first opportunity to see the Comprehensive Plan as a complete document.

Present: Dan Lynch, Anton Rang, Chris Matter, Jason Coyle, Carolyn Barrette. Absent: Steve Balfanz, Joy Packard, Theresa Schousek. Others present: Tom Spaniol, Mike Long, Laurie DeRosier, Kathy Marty.

The meeting was called to order at 10:00 AM and statement of public notice read.

Kathy Marty outlined the Marty's request to be declared as Ag 2 for two 40's of their 228 acres which would be surrounding the farm buildings and a field next to it. They have sponsored family weddings in the past couple of years and felt there was a potential for the property under Ag 2 zoning which would allow for ag related and ag entertainment events up to 15 events per year. They have reviewed state regulations and thought there was potential for dairy promotions, barn dances, etc. She noted that they wish to continue farming, they might want to give acreage to their children to build on. There are two dump (landfill) sites close to their property: Town and Schmidt. When questioned, she said they do not allow alcohol use and they have written agreements with the renters.

She pointed out that the Levertys, who are making a similar request, is a tree farm and would like to pursue activities similar to that business. Levertys were formerly in Farmland Preservation acreage. Mitchells, also requesting A2 designation, would like to establish a bed & breakfast venue.

It was noted there are Rural Residential 1 and 2 notations on the current land use maps. These areas could be Ag 1 and Ag 2. There could be a designation in the legend on the map that could be Ag 2. Spaniol noted that the County is recommending that property could be put in dotted line areas showing future land use.

It had been noted that no mention was made of Burkhardt in the Plan. Commission members drafted word for a goal and policies for Burkhardt to add to General Goals and Land Use Goals. An Agriculture Goal was added to Natural, Agriculture and Cultural Resources Element. Adding the Town's Outdoor Recreation Plan to Community Facilities and the Appendices. A goal was added to Intergovernmental Cooperation element.

Elements - The chapters should be designated "elements" It was suggested the language from the public hearing explaining the need for comp plan revision should be included.

Discussion of Vision Statement. Could refine the vision statement from 2006 Plan and insert in the Introduction section. Suggestion made to use the word "percent" instead of %.

p3.15 The Town of St Joseph currently has a minimum three acres density for single family home. Discussion of future land use and general land use categories making it them-Ag/residential- farming, Ag/residential-natural, and Rural residential.

Session adjourned about 3:00 pm. Laurie DeRosier will go over the changes, as will Carolyn and Tom and get another copy for Plan Commission members to look at. The changes are on separate documents.

Carolyn Barrette
Plan Commission Chair, Secretary.