

## Plan Commission Minutes

Wednesday, August 2, 2017

6:30 PM

St Joseph Town Hall

The meeting was called to order by Chair Anton Rang and statement of public notice read.

Roll Call: Present, Anton Rang, Daniel Lynch, Steve Balfanz, Theresa Schousek, Joy Packard, Chris Matter, Laurie DeRosier (alt), Carolyn Barrette (alt). Jason Coyle excused. Others: Jessica Nick-Lee, Robert Lee.

Motion by Matter, second Balfanz, to adopt the agenda. Carried.

### Items for discussion:

1. Possible cul de sac at end of Trout Brook Road North. Residents requested a cul de sac and an upgrade of the road to bring it to Town standards. This subject was discussed in January at the time of sale of 12+ acre lot. Access to the 40 to the east which would require an easement and the possibility of a cul de sac was discussed at length. A quit claim deed was discussed at that time, but no action taken. An easement to the end of the present Trout Brook Road North large enough for trucks was proposed, no right of way for a cul de sac provided.

PC members felt the present owners purchased the land knowing the status of the road and that there was no cul de sac. Members did not feel the Town should upgrade the road and install a cul de sac at Town cost at this time. DeRosier pointed out there are ten other gravel roads that dead end at homes in the Town. **Balfanz moved to recommend to the Town Board that the Town not incur the expense of the cul de sac and upgrade of the road, and consider again when the adjacent property is developed. When the adjoining property is developed, costs would be incurred by the developer and the Town could reassess at that time. Schousek seconded. Carried.** (See Jan. minutes).

2. Comprehensive Plan, review of ordinances. – The Town is considering updating ordinances and putting them on line through E360. The Ordinances and the Ordinance Book have not been updated for seven years. Lynch volunteered to review a hard copy of the Ordinance Book for changes made since the last revision. Balfanz and DeRosier volunteered to help. Changes should be forwarded to Clerk Nicole Stewart to determine costs. A proposal should be developed to implement changes including a time line, end date and lists of ordinance changes to be made. MOU funds are available to update ordinances. The proposal should go to West Central Regional Planning and MSA.
3. NRDS – Matter arranged for a meeting with Brett Budrow and Kevin Grabau for August 22. Budrow said the County is revising its zoning code and will likely include new zoning categories such as light commercial and mixed use.

Recommendation to Town Board – Trout Brook Road North motion

Next agenda: Add dates of upcoming meetings, commission members, ordinance updates, NRDS

Minutes for June 7 meeting accepted on motion by Balfanz, second Schousek, Carried.

Minutes for July 12 meeting accepted on motion by Lynch, second Matter, carried.

Lynch moved to adjourn, Balfanz seconded, carried.

Carolyn Barrette, Secretary

Thank you for the cake and card with your fine wishes.