

PLAN COMMISSION MINUTES

September 7, 2016

6:30 PM

Town Hall

The meeting was called to order at 6:30 pm, the Statement of Public Notice and agenda adopted.

Roll Call: Anton Rang, Dan Lynch, Laurie DeRosier, Theresa Schousek, Carolyn Barrette. Excused: Joy Packard, Steve Balfanz, Jason Coyle, Chris Matter. Others: Elaine Duncan, Howard LaVenture, Doug Zahler, David Heil and Erin Vidor representing Houlton Mobile Home Park.

Dates of Upcoming Meetings were announced.

Public Comments - none

Reports and/or Actions by Town/County/Other committees Letters regarding items on the agenda were available. -

Items for Discussion and/or Preliminary Action and/or Action

1. Houlton MHP, LLC, 1415 Main St, Houlton WI - CSM for storage buildings (HMHP)

New owners of the mobile home park were not interested in the storage building according to Heil who owns Badger State Storage across Hwy 35 and storage units in New Richmond. He is planning new buildings with sloping roof and locked facility with sufficient drive space. They would tear down the present house and storage buildings. They need to upgrade the present septic system, but they share water with the mobile home court. The County suggested they share the driveway off present Hwy 35, they will own and can widen their share. LaVenture mentioned the 50 ft. requirement for set back between a commercial parcel and residential parcel. That would affect the open storage space right north of Houlton houses. The question of whether the area and new parcel is commercial was raised. It has been deemed commercial in the past when the original storage units were built.

Plan Commission seemed favorable. No report has been received from the County Technical Review Team yet. HMHP will be back on the October agenda.

2. Concept map for Frank & Michelle Steward, 1224 Bass Lake Rd, Hudson WI - Doug Zahler

Zahler provided a concept map showing five lots - four 3+ acres and Lot 5 at 23.5 acres. Lot 5 is in preservation-residential area thus requiring the 40% open space. There is 200+ feet between driveways all off Bass Lake Rd. In all probability only 3 lots will be split off and the 2 remaining saved for 5 years so this becomes a minor subdivision, rather than a major. Doug would be back in October or November with the CSM.

3. Review map for road access, Jeff Klinger, 1467 North Bay Rd, Somerset WI

The county wrote a TRT letter with specifications regarding vacation of the easement now used for the driveway, requiring a land use permit because of amount of soil being moved, and several other requirements. They have conditionally approved the CSM. Commission members voiced concerns about the proposal and specified they would like to see compliance with all the requirements. Doug said the easement for a driveway should have been extinguished. He has provided the paperwork to the attorney. The new driveway will be numbered 1467.

4. Fall Festival discussion/activities - Carolyn discussed some of the items Stantec was to provide.

5. Sept 14 Natural Resources Inventory meeting - Questions raised concerning classification of land and how it was "scored."

A general discussion was held regarding quality of work being provided regarding both Natural Resources Inventory - which should be called Natural "Heritage" - and the Comprehensive Plan and the fact that errors and corrections or changes in copy that have been suggested several times over the past months were not being

made. Also questioned the need for all the bar graphs in populations and economic development sections. The maps are not necessarily of our local area. The Bike-Ped trail maps are for the county and not updated for the Town's latest recommendation. The MLCCS (Minnesota Land Cover Classification System) coding on land in the NRI was discussed and the lack of field notes were discussed.

6. Comprehensive Plan - future land use map - no discussion

Recommendations to Town Board - none

Approval of prior meeting minutes - Lynch moved, Rang seconded approval of minutes for July 6 and August 8, 2016. Motion passed.

Items for next Plan Commission agenda

Items for Town Board agenda - see 1-2-3 above

Adjourned on motion by Lynch, second Schousek, passed.

Carolyn Barrette, Chair