

PLAN COMMISSION MINUTES

December 7, 2016

6:30 PM

Town Hall

The meeting was called to order and the statement of public notice read.

Roll Call: Chris Matter, Dan Lynch, Jason Coyle, Joy Packard, Steve Balfanz, Theresa Schousek, Carolyn Barrette; alternates: Anton Rang, Laurie DeRosier. Others present: Doug Zahler, Steve Tadevich, Jeanette Dilts Winnick, Michelle Steward, and others interested in CSMs. The pledge of allegiance said.

The agenda was adopted with the addition of #5 approval of minutes from 10-29, 11-2 and 11-29 on motion by Balfanz, second Lynch, carried.

Dates of Upcoming Meetings were announced.

Items for Discussion

1. Frank & Michelle Steward, 1224 Bass Lake Rd, Hudson - 4 lot CSM consisting of 3 lots fronting on Bass Lake Rd, and a 27.9 acre Lot 4 which included 15.2 acres or 40% open space because land is in Preservation Residential. All lots perc'd. Lots 2 and 3 share driveway. Discussion mostly centered on driveway sight lines on Bass lake Rd. **Lynch moved, Balfanz seconded, to recommend to the Town Board to recommend to St Croix County that the 4 lot CSM map for the Stewards at 1224 Bass Lake Rd, Hudson, be approved. Passed.**

2. Jeanette (Dilts) Winnick, 1 lot CSM at 1218 Trout Brook Rd N, Hudson WI. Lot consisted of 12+ acre parcel containing house, outbuildings, the end of Trout Brook North town road, and an access shown from Xcel Energy 113 kv line to an adjoining 40 acre parcel also owned by Winnick. Zahler provided a topo and a number of maps showing previous land splits and combinations and renumbering of parcels. Discussion centered on access to the 40 to the east which had previously been shown as having an easement coming off 42nd St and required an easement from Xcel. Apparently Xcel would give only an easement for a residential driveway. The question at hand was approval of the 12+ ac.Lot 7 CSM for house, outbuildings and adjoining land in SWSW of Sec. 32. **Matter moved, Rang seconded, to recommend to the Town Board to recommend to St Croix County, the approval of Lot 7 as proposed including the Xcel easement as shown. Passed.**

3. Comprehensive Plan - Review draft, discussion, The Commission had reviewed the Dec. 7 version of the Comp Plan as emailed earlier in the day. Hard copies of the Plan Chapters 1-10 only were available. Consensus of Commission members was that they did approve of Chapters/Elements 1 through 8.

Several members noted a number of errors: specifically the ag planning blue squares on the Future Land Use map (p 9-14) and accompanying legend and table (p. 9-8) were to be removed by vote of Commission on 11-29. Figures 9-2 to 9-7 and maps in Chap. 9 were listed wrong in the Table of Contents.

Table 5-1 is on pg 5.8. Westfields is misspelled. Tower is at 1370 Highway 35 - not County Rd V. Burkhardt in Land Use #Goal 5 p 9.23 was to start "Encourage" rather than "Create and develop". Same change on p. 10-15 also. Table 9-3 on pg. 9.9 should be added to the Table of Contents. An errata sheet was suggested. See attached sheet for changes to be made.

4. Comprehensive Plan - Resolution regarding adoption of Comprehensive Plan

Barrette read Plan Commission Resolution 2016-1 Recommending Town Board adoption of the Town of St. Joseph 2016-2035 Comprehensive Plan which amends and updates the 2006 St Joseph Comprehensive Plan. (Copy attached and will appear in the Plan) It was noted that 4th paragraph should say 2016-2035 Comprehensive Plan.

Matter moved, Rang seconded that Plan Commission Resolution 2016-1 be approved and forwarded to the Town Board with the change in the 4th paragraph to 2016-2035 Comprehensive Plan.

A roll call vote was held. All members and alternates vote "Yea" and signed the Resolution.

5, Minutes of previous meetings. Minutes of 10-29 approved on motion by Coyle, second Rang, passed. Minutes of 11-2 approved on motion by Schousek, second Rang, passed. Minutes of 11-29 approved on motion by Coyle, second Lynch, passed.

Adjournment on motion by Matter, seconded by Balfanz, passed.

Carolyn Barrette, Chair, Secretary