



Plan Commission Meeting Minutes

September 11th, 2024

Member's Present: Chairman Josh McDonald, Dan Forbes, Rob Borski, Criste Greening, Tanya Krause, Angie Jochimsen, Adam Miller. Absent: Terry Rickaby – Excused.

Also Present: Chase Brockman presented information on behalf of Zoning Administrator, and various Town Residents and Business People.

Chairman McDonald called the meeting to order at 6:00 PM and declared a quorum.

There was no public comment offered during the designated time.

Item #4, The minutes of the August 14th Plan Commission meeting were reviewed. A motion was made by Dan to approve the minutes as written, second by Criste. Motion passed unanimously.

Item #5, Certified Survey Map for Alan and Diane Michels, Parcel #1800215B on 64th St. Discussion took place which resulted in a motion by Criste to recommend approval of the CSM to the Town Board, 2nd by Dan. Motion passed unanimously.

Item #6, Certified Survey Map for Rodney and Ellen Noe, Parcel #s1801003, 1801004, and 1801005 on Larry Ave and Sunset Strip. Discussion took place which resulted in a motion by Dan to recommend approval of the CSM to the Town Board, 2nd by Adam. Motion passed unanimously.

Item #7, Certified Survey Map and re-zoning discussion for Mike Osborne, Parcel #s1800158BB, 1800158BC, 1800158BCA, and 1800172J on HWY 13 S and Moon Ct. Resident has re-worked this CSM multiple times to comply with the Town's zoning. We discussed and a motion was made by Adam to recommend approval of this CSM to the Town Board, 2nd by Angie. Motion passed unanimously.

Item #8 Condominium Plat for Al Wondzell, Parcel #1800354, HWY 13 and HWY 73. Discussion took place with specific concerns raised that these condo lots would not have frontage on a designated town road, which is a requirement of regular lots in our Zoning Ordinance for Highway Commercial. There were also concerns that the private road being developed to access the condo parcels would only be accessible to HWY 13 via an existing easement, and what complications might arise from that. We also determined it would be prudent to wait for some guidance from our Town Attorney regarding Condominium Plats and any specific concerns there. A motion was made by Angie to table this topic until our next scheduled meeting on September 18th, to see if that allowed the Atty time to respond, 2nd by Dan. Motion passed unanimously.

Item #9, Sign Ordinance Discussion. A brief discussion took place with no action taken. We continue to explore this topic/concern in the Town.

Item # 10, Response from Attorney, Town Sign Utilization. Discussion took place with the commission deciding to create a draft of guidelines for a process for allowing local organizations and events to advertise on the Town sign. Draft will be presented and discussed at the October 9th meeting.

Item #11, Town Building Updates. There was no new/significant information presented. The commission decided to table this to the October 9th meeting.

Item #12, Zoning Ordinance Review of Highway Commercial District. Brief discussion took place which will continue as part of our annual Zoning Ordinance review later in the year.

Item #13, Self-Storage Limitations. The Commission agreed that we will continue to bring our concerns, and concerns of the general public to the attention of the Owner of the Self-Storage Units. The property owner will address any unsafe behaviors or violations of their specific lease terms with their unit renters. If business is being conducted, the Town can inquire with the unit renter about their business permit with the town and can potentially intervene via that mechanism if warranted. The spirit of this is to protect the Town's existing businesses that are established and pay taxes and do everything correctly/legally.

Item #14, Confirm attendance for Plan Commission Training, Town of Rome. Criste and Rob will attend this seminar and report back anything useful to the plan commission in October.

Item #15 Information and announcement from PC Members. Reminder from Chairman McDonald regarding the Public Hearing on September 18th at 5:30 PM, with the Condominium Plat for Al Wondzell added to that agenda.

Items to be included in next October's agenda: Public Hearing and Plan Commission Consideration/Vote on re-zoning request for Osborne. Sign Ordinance review and update. Review of Guidelines and Process for Town Sign Utilization.

Next Meeting will be September 18th at 5:30 PM for the Public Hearing, but October 9th at 6:00 PM for regular monthly Plan Commission Meeting.

With no further business, a motion was made by Dan to Adjourn at 8:23 PM. Second by Adam. Motion passed unanimously.

Respectfully Submitted,

Adam S Miller

Secretary, Plan Commission