



## **Plan Commission Meeting Minutes**

### **Public Hearing**

**September 18<sup>th</sup>, 2024**

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

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

Chairman McDonald called the meeting to order at 5:30 PM and declared a quorum.

The Public Hearing regarding request of Jeffery Kelm to re-zone two parcels, 1800878BA and 1800758B to go from Rural Preservation (RP) to Suburban Residential (RS-1). Discussion took place with questions being raised by residents as to some of the different standards and requirements of Rural Preservation and Suburban Residential Zoning. No comments specifically for or against this re-zoning were offered by the general public.

With no further public comment being offered, a motion was made by Dan to close the public hearing, 2<sup>nd</sup> by Terry. Motion passed unanimously.

Item #4, Re-zoning request for Jeffery Kelm, 10620 Rangeline Rd, Parcel #1800878BA to go to RS-1. Motion by Dan to recommend approval to the Town Board of the re-zoning request, 2<sup>nd</sup> by Adam. Motion passed unanimously.

Item #5, Re-zoning request for Jeffery Kelm, 10720 Rangeline Rd, Parcel #1800758B to go to RS-1. Motion by Dan to recommend approval to the Town Board of the re-zoning request, 2<sup>nd</sup> by Angie. Motion passed unanimously.

Item #6, CSM to divide Parcel #1800758B, 10720 Rangeline Rd to retain 2 acres. Motion by Adam to recommend approval of the CSM to the Town Board, 2<sup>nd</sup> by Terry. Motion passed unanimously.

Item #7, Condominium Plat for Al Wondzell, Parcel #1800354 HWY 13 S and Evergreen Ave. The attorney's response was reviewed, which spoke to the lack of Condo Declaration and Plats & Plans documents, which are typically part of a full set of Condominium Instruments. Mr. Wondzell represented that there is significant cost with finalizing that level of detail, which would be putting the cart in front of the horse Mr. Wondzell agreed that Commission would have this full set before any actual site plan review at a later date, which coincided with guidance from the attorney.

Detailed discussion took place regarding matters such as easement, access, frontage, and responsibilities of unit/parcel owners within the proposed Commercial Condominium Plat. The Commission still has some concerns over the only designated access to STH 13 S being through an Easement of record that passes through two parcels, not part of the proposed Condominium Plat. However general sentiment of the group was a willingness to work with Mr. Wondzell, with a desire to confirm details such as a private road maintenance agreement and a full set of Condo Documents to be reviewed at a later date. A motion was made by Dan to recommend approval of this Condominium Plat to the Town Board, 2<sup>nd</sup> by Terry. Vote was 4 in favor, 2 opposed, motion carries.

With no further business on the agenda, a motion was made by Dan to adjourn, 2<sup>nd</sup> by Terry. Motion passed unanimously.

Respectfully Submitted,

Adam S Miller

Secretary, Plan Commission