



Plan Commission Meeting Minutes

October 9th, 2024

Member's Present: Dan Forbes, Terry Rickaby, Rob Borski, Criste Greening, Angie Jochimsen, James Schwake, Adam Miller. Absent: Chairman McDonald, excused

Also Present: Lorelei Fuehrer as Zoning Administrator, and various Town Residents and Business People.

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

No Public Comment was offered during the specified time.

Item #4 Approve Minutes for September 11th and 18th meetings. Corrections were pointed out, with one such being material in nature requiring clarification. Chase Brockman presented information at both meetings, the 11th and 18th on behalf of Lorelei who was unable to attend, but Chase was not acting as Zoning Administrator. A motion was made by Criste to approve the minutes of the September 11th meeting, as corrected. 2nd by James. Motion passed unanimously. Then, a motion was made by James to approve the minutes of the September 18th meeting, as corrected. 2nd by Angie. Motion passed unanimously.

Item #5, Condominium Plat for Al Wondzell, Parcel #1800354, Hwy 13 S and Evergreen Ave. This was a site plan review for the plat itself, not specifically to approve the construction of any units at this time. Per our Attorney's recommendations, we were provided with and reviewed the Condominium Declaration for the renamed "Evergreen Commercial Condominium, A Land Only Expandable Condominium. We also reviewed the original recorded easement, which provides access to said Condo Plat. We set forth two expectations for Al, as he goes forward with these plans. The first, all driveways and private roads within the plat need to be reviewed and signed off by the servicing Fire Chief. Evidence of this will be provided by Al. The second, prior to constructing any building in this condo development, Al will need a building permit and site plan review with the Plan Commission. A motion was made by Terry to recommend to the Town Board, final approval of the Evergreen Commercial Condominium Plat, with the Board's review of the Fire Chief's approval and understanding of need for individual site plans for new building construction. 2nd by Angie. Motion passed unanimously.

Item #6, Self-Stor Site Plan review and update. Discussion took place regarding changes to the next phase of this project, which would require additional review and approval by the Plan Commission. Additional concerns were raised regarding tenant behavior in the existing structures of the property. A motion was made by Criste to table this matter until the property owner can be present or he provides appropriate details and updates. 2nd by Adam. Motion passed unanimously.

Item #7, Sign Ordinance review and update. We discussed this matter and decided to table the town sign usage portion of this discussion until the next meeting, as a draft of guidance and conditions was not available at this time. However, Lorelei additionally reported on some non-conforming signs within the Town and updated the group that several have complied with notices.

Item #8, Parcel size reviewing authority. We confirmed with the county that our Plan Commission has the authority to review any CSM, regardless of parcel size. We may consider a future increase in the maximum size of parcels for which CSM would require our review and approval.

Item #9, Information from PC Members. Criste and Rob reported on their experience attending a planning and zoning seminar hosted by the Town of Rome and shared key takeaways.

Future Agenda Items as identified by the Plan Commission are, discussion and possible formation of a Storage Unit Ordinance, Site Plan Review for specific building construction at Evergreen Commercial Condominium, Self-Stor Site Plan update, and Town Sign Usage

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

Respectfully Submitted,

Adam S Miller

Secretary, Plan Commission