



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING  
APRIL 29, 2015**

- I. Call Meeting to Order** – The meeting was called to order at 7:00 p.m. by Chairman Randy Vogel.
- A. Official Meeting Notification** – The official meeting notice was read into the record by Zoning Administrator Gordon Hoffmann.
- B. Roll Call** – Members present: John Bales, Diane Behm, Dan Kufahl, Paul Huettl, Arlyn Johnson, Chairman Randy Vogel, Ray Heidtke, David Klug and Lester Steffen. Also present was Zoning Administrator, Gordon Hoffmann, and Treasurer Paul Eilbes.
- C. Approval of Agenda** – Motion by Huettl, seconded by Kufahl to approve the agenda. Motion carried without a negative vote.
- D. Approval of Minutes** – Minutes of the February 25, 2015 meeting were read by Hoffmann. Motion by Huettl, seconded by Heidtke to approve the minutes. Motion carried without a negative vote.
- II. Public Hearing – 7:00 P.M.**
- A. Conditional use Permit to Allow the Setup and Use of Volleyball Courts and Horse Shoe Pits per Section 4.09 of the Zoning Ordinance – 1187 Western Ave – Steven Fischer and Heather Peters d/b/a Kirchhayn Country Club LLC** – Hoffmann read the Public Hearing notice. Fischer gave a brief explanation for the proposed changes to the property. There were no other public comments.
- B. Close Public Hearing** – Motion by Huettl, seconded by Steffen to close Public Hearing. Motion carried without a negative vote.
- III. Business**
- A. Any Town Citizen Comment on an Agenda Item** – Ann Panas, 2757 Maple Road, commented on Business item III.C.
- B. Conditional use Permit to Allow the Setup and Use of Volleyball Courts and Horse Shoe Pits per Section 4.09 of the Zoning Ordinance – 1187 Western Avenue – Steven Fischer and Heather Peters d/b/a Kirchhayn Country Club LLC – Review & Action** – Hoffmann distributed two drawings, the second of which has additional doors to the bar and an added structure. Hoffmann read the draft Conditional Use Permit. The availability of sufficient off-street parking was noted; Fischer said that he had approval from the owner to use the parking lot from Kirchhayn Auto Salvage

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after 5:00 P.M. It was also noted that there is curb and gutter in the area for on-street parking. The difference between the two drawings was questioned; Fischer responded that this represents the difference between the current proposal and possible future plans. The Commission also questioned the lack of overall dimensions, setback dimensions and no specifications as to the type or height of fencing to enclose the area. Possible outside noise concerns were expressed, including the potential for an outdoor speaker system. Fischer stated that he had spoken to the neighbors, and that all had expressed support for his plans. Hoffmann suggested that additional plans with distances and elevation views were needed in order to provide detail for the Conditional use Permit, but that the Commission could allow temporary use in order for work to begin. Motion by Heidtke, seconded by Huettl to allow construction and temporary use of the Volleyball Courts and Horse Shoe Pits, subject to presenting more complete plans by next meeting or the additions will be shutdown. Motion carried without a negative vote.

**C. Two (2) Parcel Certified Survey Map – Section 32 – Pamela Otto – Review & Action** – Hoffmann presented and explained the Certified Survey map, proposing a division of the current parcel into two lots. Lot 2 will require the purchase of 33 feet from the property to the south (C.S.M. No. 1725) in order to provide the required 66 foot road frontage. This purchase has been agreed to. Concern was expressed regarding location of houses on the proposed lots. Motion by Huettl, seconded by Bales to Approve Certified Survey Map as presented, with the addition that houses built on either lot must be set back beyond an extension of the west lot line of C.S.M. No. 1725. Motion carried without a negative vote.

**D. Athletic Field Press Box – 2230 Living Word Lane – Living Word Lutheran High School – Review & Action** – Hoffman distributed copies of the site plan for the proposed press box. Tim Bast from LWLHS explained the location of the proposed structure, and that the Washington County Sheriff's Department would provide a standard for the sound levels. Color was questioned; Bast stated that the new structure would match either the existing concession stand or school building. Motion by Kufahl, seconded by Behm to approve site plan as presented. Motion carried without a negative vote.

**E. Three Parcel Land Division Concept Plan – 3234 Elm Road – Bevan and Diane Grueneberg – Review & Recommendation** – Hoffmann provided copies of the concept plan, and explained that in 1972 a Certified Survey Map had been drawn that in effect created the three parcel division being proposed. An increase would be made to Lot 2 of the proposed division in order to bring it up to 5 acres. Consensus was to recommend that the Gruenebergs return with a Certified Survey Map for review and approval.

**F. Zoning Administrators' Report** – No report.

**G. Correspondence** – None.

The next meeting will be held on Wednesday, May 27, 2015, at 7:00 PM.

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- IV. Adjournment** – Motion by Bales, seconded by Huettl to adjourn. Motion carried without a negative vote.

Respectfully submitted,

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Gordon Hoffmann, Zoning Administrator

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Paul A. Eilbes, Treasurer