



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
MAY 29, 2019**

- I. Call meeting to order.** The meeting was called to order at 7:00 p.m. by Chairman David Klug.
- A. Official meeting notification.** The official meeting notice was read into the record by Gordon Hoffmann.
- B. Roll call.** Members present: John Bales, Chad Johnson, Marcy Bishop, Robert Hartwig, Arlyn Johnson, David Klug, Randy Vogel, Ray Heidtke and Richard Deming. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver.
- C. Approval of agenda.** Motion by Hartwig, seconded by Heidtke to approve the agenda. Motion carried.
- D. Approval of minutes.** Motion by Vogel, seconded by C. Johnson to approve the minutes of the April 24, 2019 Park and Planning Commission meeting. Motion carried.
- II. Business**
- A. Any town citizen comment on an agenda item.** Mark Sandison-1206 Spring Valley Road, Randy Bloch-1235 Western Avenue, Steve Robbins-2750 Church Road, Mark Haslam-1040 Spring Valley Road, Bill Stephan-1080 Western Avenue, Todd Seatz-N144W13351 Pioneer Road, Elaine Philippa-2816 Church Road, John Hagedorn-2730 Church Road, Bob Barelmann-1085 Western Avenue and Jeff Barelmann-1085 Western Avenue all spoke on agenda item I.
- Motion by A. Johnson, seconded by C. Johnson to move item I up on the agenda to follow item A. Motion carried without a negative vote. (*item I minutes below*)
- B. Certified Survey Map – Pat Seidensticker – 721 CTH NN – review and action.** Hoffmann reminded the Park and Planning members that Seidensticker had previously appeared and requested a review of plans for the triangular section of parcel T7 0003 that is north of CTH NN. After consideration, Seidensticker is now requesting approval of a Certified Survey Map that would attach a triangular portion of parcel T7 0003 that is south of CTH NN to parcel T7 0011 creating a new parcel. A. Johnson requested clarification and asked for the mapping to include all of the surrounding parcels for clarity. Motion by Bales, seconded by Heidtke to table action on this item until the certified survey map can be redone to provide clarification regarding the entire parcel. Motion carried without a negative vote.
- C. Preliminary Land Division – Brian Behrens – Sherman Road – Review and recommendation.** Behrens appeared and stated he would like to divide parcel T7 0734001 which is 5.10 acres into two parcels – a 1.9 acre parcel and a 3.2 acre parcel. Behrens stated he would sell the 3.2 acre parcel with the balance of the wetland in parcel T7 0734013 (the green space around the Prairie Meadows subdivision). It was the consensus of the Park and Planning

**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
MAY 29, 2019
PAGE 2**

Commission that Behrens should proceed and return to a future meeting with the certified survey map and the request for driveway access for both parcels.

- D. Concept Plan – Robin Olson – 1930 Sherman Road – review and recommendation.** Olson and her son Matthew Braeger appeared to explain that Olson would like to sell her farm house and build a smaller home closer to her son’s home. Olson would like to develop the remaining farmland into a 24 lot subdivision (lot 23 would be the current farm house) using a conservation design. Olson was advised the next steps would be to rezone the property, which will require a public hearing, and to submit a preliminary plat plan.
- E. Combine lots – Mark Kilzer – 4458 Bittersweet Court – review and recommendation.** Kilzer did not appear; Hoffmann explained Kilzer would like to combine two lots at the end of the Bittersweet Court cul-de-sac. After discussion, motion by A. Johnson, seconded by Bales to recommend Mark Kilzer keep the two parcels separate (do not combine), with the comment that if there is an issue with the lot line then return to the Park and Planning Commission for further consideration. Motion carried without a negative vote.
- F. Parcel attachment – Mitch Krueger – 3510 CTH P – review and recommendation.** Krueger appeared and stated he would like to attach a 40’ section of land that he would purchase from his neighbor in order to have room to build a new out building. After discussion it was the consensus of the Park and Planning Commission members that the land purchase and attachment could be done by quit claim deed, and the new out building construction should be handled through Mr. Hoffmann’s office.
- G. Conditional Use Permit J-18-004 Amended – Lannon Stone Products, Inc. – review and recommendation.** Bobby Elmer of Lannon Stone appeared to revisit the amendment of Conditional Use Permit J-18-004. Lannon Stone would like to change (item 16) the financial guarantee related to the terms and conditions for the final reclamation of the quarry from the current \$50,000 bank account to an irrevocable letter of credit in the amount of \$95,000. After discussion, motion by A. Johnson, seconded by Vogel to approve the amended Conditional Use Permit J-18-004 for Lannon Stone Products subject to the Irrevocable Letter of Credit in a form approved by the Town of Jackson, and an increase in the liability insurance limits specified in item 13 of the CUP being increased to \$5,000,000. Motion carried without a negative vote.
- H. Land division/rezone for self-service storage facilities – Darlene Loch – 2702 CTH P - review and recommendation.** Loch appeared and explained she would like to divide her parcel at 2702 CTH P and once divided rezone the east portion in order to build storage units. Loch stated she hoped to be able to fit 40 “quiet” storage units. After discussion the consensus of the Park and Planning Commission is that storage units is not an appropriate use for the property.
- I. Noise complaint 4.05(K) – Brian Helm – 1070 Spring Valley Road – review and recommendation.** Charlie Helm appeared and spoke on behalf of his father Brian who has passed away. Hoffmann reported he has received two complaints about driving dirt bikes on a track at the property and the associated noise. Hoffman noted that 4.05(K) of the zoning ordinance does allow for driving bikes on a track with restrictions and the approval of a Conditional Use Permit. Helm stated he brought in fill in July 2018 to level off the property, and he decided to build a small track. In spring 2019 he and three others started to use the track

**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
MAY 29, 2019
PAGE 3**

for practice because they ride competitively elsewhere. Helm stated he has apologized to one of the complainants. Helm stated he has worked on the bikes to make them quieter, he has reviewed the times that the bikes are ridden to ensure the length of time and time of day they are riding the bikes is reasonable and he admitted he does shoot in the middle of the night (9:00 p.m. to 3:00 a.m.) because he is hunting coyotes, and he does target shoot for testing because he self-loads his ammunition. Helm stated he isn't interested in applying for a Conditional Use Permit. After discussion by the Park and Planning Commission members with additional questions of Helm including the length of time the bikes are ridden, where on the property the riding occurs, how much shooting occurs and at what times, and if there is target shooting on the property. It was the consensus of the members that this is a difficult situation requiring the balancing of property rights with the enjoyment of property. The members also acknowledged Helms has taken many positive steps to respond to neighbors complaints. Motion by A. Johnson, seconded by C. Johnson to table the item until a future meeting to allow Helm to continue the dialogue with his neighbors. Motion carried without a negative vote.

J. Zoning Administrator's Report. Hoffman reported the notice of noncompliance issued to Lodwick, 1447 STH 60 is being pursued under zoning ordinance 5.04(D) in order to get him to clean up the vehicles on the property; Lodwick was given a June 15th deadline. Hoffmann reported Eric Seatz has asked Hoffmann to recommend changes in order to make the property compliant. Hoffmann stated he has not seen any improvements in the property at 1364 Sherman Road but the owner has until June 1st.

K. Correspondence. There was no correspondence.

The next meeting will be held on June 26, 2019.

III. Adjournment. Motion by Bales, seconded by Hartwig to adjourn. Motion carried.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk