



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
AUGUST 25, 2021**

1. **Call meeting to order, Pledge of Allegiance, and confirmation of meeting notice** – The meeting was called to order at 7:00 PM by Chairman Dave Klug. The Pledge of Allegiance was recited, and Clerk Julia Oliver confirmed the meeting notice.
2. **Roll call.** Members present: Chairman David Klug, John Bales, Chad Johnson, David Behringer, Marcy Bishop, Arlyn Johnson, Robert Hartwig, Randy Vogel and Richard Deming were present. Also present were Town Attorney Tim Andringa, Town Engineer Matt Clementi, Zoning Administrator Jim Micech, and Clerk Julia Oliver.
3. **Approval of agenda** – Motion by Hartwig, seconded by Behringer to approve the agenda. Motion carried.
4. **Any Town resident to comment on any agenda item.** There were no comments.
5. **Approval of the minutes of the July 28, 2021 Meeting.** Motion by Bales, seconded by Vogel to approve the minutes of the July 28, 2021 Park and Planning Commission meeting. Motion carried.
6. **Sara King / Quam Engineering – T7 0138 00E – Request to withdraw previously submitted CSM to Split lot 1 into four (4) residential lots (R-1 Zoning) – Discussion and action to withdraw the CSM.** After discussion which explained the need to move the entrance road to the west side of the property due to safety issues, which would in turn cause issues with the current septic system, the required falling of several mature trees and cause the accessory structure to be noncompliant; motion by C. Johnson, seconded by Behringer to accept the request to withdraw the Certified Survey Map previously submitted by Sarah King, without prejudice. Motion carried without a negative vote.
7. **Sara King – T7-0138-00E – Discussion only – Review proposed preliminary land division to create Lot 1 into an additional three (3) lots, (four lots total).** King presented the commission members with two proposals for dividing the eight acres. Option A would create two flag lots (# 3 and # 4), with a shared drive via recorded easement for the two lots, and Option B would create a cluster development with entrance to all four lots from a private shared road. Attorney Andringa commented on the creation of the flags lots and cited sections 8.06 (J) and 8.06 (E) of the town Land Division Ordinance. Andringa also commented that a cluster development is not typically used for this type of situation; typically the open space would be adjoined to one or two of the lots. After discussion, which included comments from Engineer Clementi about stopping distances on Pleasant Valley Road, comments about the original farm, if a cluster development has been used before in the town, and the difference between a shared drive, a private road, and a town road. The commission members were polled to see if they prefer Option A with the flag lots and

MINUTES OF THE PARK AND PLANNING COMMISSION
AUGUST 25, 2021
PAGE 2

shared driveways to limit the access onto Pleasant Valley Road, or Option B of four lots with a town road built to town specifications. While there was further discussion, it was the consensus of the members that Option A with flag lots and lots 1 and 2 sharing a driveway, and lots 3 and 4 sharing a driveway would be the preference as King moves forward with the land division. No action.

- 8. Zoning Administrator's Report.** Micech reported he has contacted the property owner on Jackson Drive that had over 250 chickens, 30 goats, and several other types of fowl on seven acres. The owner is now in compliance however when meeting with the property owner several vehicles under tarps were found on the property. Micech explained to the property owner that the vehicles must be licensed or stored inside a building. Micech stated progress is being made on the clean-up of the Schulenberg property, but he has asked the owner to accelerate the process. Micech stated he hasn't heard anything new from Weas Development about the senior living development, but that he has been speaking with a person who would like to establish a winery/blending operation/farm market-craft sales type business in the town.
- 9. Correspondence and announcements.** Attorney Andringa provided an update on the Lodwick lawsuit. The next meeting will be held on September 29, 2021.
- 10. Adjournment.** Motion by Bales, seconded by Vogel to adjourn. Motion carried. The meeting was adjourned.

Respectfully submitted,

Jim Micech, Zoning Administrator

Julia Oliver, Town Clerk

<p>Next Resolution Number: J-21-004 Next Ordinance Number: J-21-007 Next Conditional Use Permit Number J-21-003</p>
--