

February 23, 2015

Planning Commission

Call meeting to order.

The meeting was called to order at 5:30 p.m.

Present: Andy Peters, Jim Cotter, Ken Zilisch. Greg Kippenhan, Leanne Meidam-Wincentsen and Jim Ecker. Randy Leiker and Tom Becher were excused.

Has the agenda been properly posted? Yes

Approve the January 26th meeting minutes.

Jim Cotter made a motion to approve. Leanne Meidam-Wincentsen seconded the motion and it was carried.

Public hearing and decision on CSM for Breyer Limited/Jennerjohn Family Limited south of Municipal and north of Wisconsin Avenue.

The public hearing was called to order at 5:31 p.m.

Dave Tebo showed the CSM in relation to the future development. The lots are being divided for a specific purpose. The road is being developed by the subdivider. The DOT has approved the road in the past. Any improvements would be the responsibility of the subdivider.

Jim Cotter made a motion to close the hearing. Greg Kippenhan seconded the motion and it was carried and closed at 5:35 p.m.

Ken Zilisch made a motion to approve. Jim Cotter seconded the motion and it was carried.

Site plan/decision for Dave Miller on Cleary Court.

Mr. Miller would like to add a 72' section onto the existing building. They are also proposing an outbuilding. The parking area would be extended. The outbuilding will match the other building. This area may someday get utilities and there would be an assessment. Chris Pagels stated they are ok with stormwater. The pond was built for this. There are a few minor issues that need to be corrected for stormwater.

Greg Kippenhan feels Mr. Miller has legitimate concerns with the archery range. Dave Tebo stated the Park Commission is working with them.

Greg Kippenhan made a motion to approve. Jim Cotter seconded the motion and it was carried.

Review and possible approval of Towering Pines West plat concept.

The two plats were somewhat discussed together. Chris Pagels reviewed the stormwater. As a result of Glennview Drive being extended, a number of things have been discussed. They had to look at the whole area because of the karst. The pond would be a regional pond. There will still be a pond in phase 3. There will be a grass waterway connecting the two.

We want to link the trails to Hwy 76. Eventually the trail would link to the commercial area by Hwy 76 & 96. There would be large single family lots. Jim Ecker questioned multi-family for lot 84 due to its location. The some lots would be rezoned to two family. Lots 57 & 58 are in the Gateway Zone. It would apply to the front of the building which would face Hwy 76. They would access these lots from behind and not Hwy 76,

Jim Ecker questioned saving trees in this area. We can look at that.

Jim Cotter made a motion to move forward. Leanne Meidam-Wincentzen seconded the motion and it was carried.

Review and possible approval of Jennerjohn Field of Dreams plat concept.

We would like to carry the buffer down so it is not just a trail. Tracy Jennerjohn is working with a possible assisted living facility on lot 19. Outlot 2 would be a pond. There would be a trail here. There is no stormwater treatment for the existing homes and buildings. We would drain these to the pond. Access to the commercial lots would need to be decided. The Planning Commission would like to explore the options for lots 57 & 58 for access.

Jim Ecker made a motion to approve with the notation that more thought be given to lots 57, 58, and 24. Greg Kippenhan seconded the motion

Adjourn Planning Commission meeting.

Jim Cotter made a motion to adjourn. Ken Zilisch seconded the motion and it was carried and adjourned at 6:32 p.m.

Deborah Wagner,
Town Clerk