



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
March 1, 2023**

Call meeting to order, Pledge of Allegiance and confirmation of meeting notice. – The meeting was called to order at 7:00pm by Chairman Dave Klug. The pledge of allegiance was recited, and Clerk Bob Eichner confirmed proper notice of the meeting.

Roll Call – Member present: Chairman David Klug, Vice-Chairman Arlyn Johnson, John Bales, Chad Johnson, Steve Fischer, Joe Kufahl, Andy Jones, and Rich Deming. Bob Traska was excused. Also present were Town attorney Tim Andringa, Zoning Administrator Jim Micech, and Town Clerk Bob Eichner.

Approval of the Agenda – Motion by Bales, seconded by Jones, to approve the agenda as presented. Motion carried, 8-0.

Approval of the minutes of the January Meeting – Motion by C. Johnson, seconded by Bales, to approve the minutes of the January 25, 2023 Parks and Planning meeting. Motion carried, 8-0.

Any Town Resident to comment on any agenda item – Ms. Nathalie Schmidt, 788 Pleasant Valley Road spoke on Item 11. Ms. Schmidt lives across from the entrance to the Lannon quarry and made the following request when the Commission considers the CUP amendment by Payne & Dolan; Prohibit Jake (Engine) Braking at night, ask the drivers not to shift while going uphill to the East on Pleasant Valley Road, if possible, limit traffic leaving the quarry to westbound only on Pleasant Valley Road. Ms. Schmidt also asked the number of nights the amendment would be for. There were no other comments.

Melissa Gindt & Corey Loosen – Resolution to Amend the 2050 Comprehensive Town Map and Rezone the property from M-1 to A-1 – T7-0088-00A. Discussion and possible action. Motion by Fischer, seconded by, C. Johnson, to approve Resolution TOJ23-003 to amend the 2050 Comprehensive Land Use Plan and rezone the property at T7-0088-00A, from M-1 to A-1. Motion carried 8-0.

Witte Living Trust – Request to Amend the 2050 Comprehensive Town Map from M-1 to A-1 – T7-0088-00Z. Discussion only. The commission reviewed Draft Resolution TOJ23-004 amending the 2050 Comprehensive Land Use Plan and rezone the property at T7-0088-00Z, from M-1 to A-1. No further action taken.

Witte Living Trust – Request to rezone T7-0088-00Z from M-1 & A-1 to A-1. Discussion only. The commission reviewed Draft Ordinance TOJ23-002 amending the 2050 Comprehensive Land Use Plan and rezone the property at T7-0088-00Z, from M-1 to A-1. No further action taken.

Pleasant Valley Tennis Club – Ted Weller - 2754 Pleasant Valley Road – T7-0124-00D – Concept review request for a proposed athletic sports dome to be installed 12 months/year at 3 existing tennis courts in front yard. Discussion only and set date for Public Hearing. The commission will hold the Public Hearing for the CUP on April 26, 2023. No further action was taken.

Windmill Trace – Indefinite Time Extension for Preliminary Plat Review. Discussion and possible action. Motion by A. Johnson, seconded by Kufahl to accept the indefinite time extension for approval of the preliminary plat for Windmill Trace Subdivision, as offered in a February 1, 2023 letter from Anton Matuszczak. Motion carried 8-0.

Attorney Andringa recused himself from discussion of the following item.

Payne & Dolan and Lannon Stone Products – Conditional Use Amendment - Request for additional evening hours of operation 6PM to 6 AM for a period of up to 45 days. Payne and Dolan, only, requested an amendment to their Conditional Use Permit to allow up to 45 nights (6pm to 6am) of operations. The Commission instructed Clerk Eichner to re-draft the letter used from 2022 for consideration at the March 29, 2023 Park & Planning Commission meeting. No further action was taken.

JAYBA Contract Update – Arlyn Johnson – Discussion only. The Town Board approved releasing the document to JAYBA for consideration at the February 9, 2023 meeting. Two major changes the Board made were an annual rent of \$1000/year above the reimbursables. Money will be set aside for Park buildings and grounds maintenance in the leased area and increasing the lease area to include the southern portion of the Town Hall parking lot. No further action was taken.

Zoning Administrator’s Report – The proposal for senior housing facility on Pleasant Valley Road is not going to happen as the planners could not find adequate backing for the facility. There is a major flooding problems on properties along Sherman Road at Elm Road. New ponds seem to be the main cause of the problem. A survey and preliminary plans have been received for a land-locked parcel that was recently sold. Micech will need to notify the seller and buyer that this is an illegal land sale.

Correspondence and announcements – no report.

Adjournment of Parks and Planning Commission – Motion by Bales, seconded by Jones, to adjourn at 7:52pm. Motion Carried, 8-0

Respectfully submitted,

Jim Micech, Zoning Administrator

Robert M. Eichner, Town Clerk

Approved: 3-29-2023