



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
November 30, 2022**

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, Bob Traska, Steve Fischer, Rich Deming, and Andy Jones were present. Joe Kufahl was excused. Also present were Town Engineer Matt Clementi, Town attorney Tim Andringa, Zoning Administrator Jim Micech, and Town Clerk Bob Eichner.

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

Approval of the minutes of the September 28, 2022 Meeting – Motion by Traska, seconded by Deming, to approve the minutes of the October 26, 2022 Parks and Planning meeting. Motion carried, 8-0.

Any Town Resident to comment on any agenda item – Yolanda Bertram, 3421 Country Aire, spoke in opposition to the proposed solar farm, abutting the Bertram's back yard. The concern is that with no screening the proposed solar array will be visible from the Bertram's house and deck, and they are concerned about the resale value of their property if all you can see in the back yard is solar panels. Bertram's are requesting either a privacy fence or trees to screen the array.

Chad & Jody Erickson – 2045 Mill Road – T7-0737-00A – Conditional Use Request to allow more animals than permitted in Section 3.03(A)(9)(a)(b)(c)(d). Discussion and possible action to set a public hearing date. The Erikson's presented a request for a Conditional Use Permit to exceed the allowable number of livestock. Attorney Andringa explained that, under the current Town Zoning Code, the Parks and Planning Commission does not have any authority to grant a CUP of the type that the Erickson's are asking for. Attorney Andringa thought a better way for the Erickson's to proceed would be to ask the Board of Appeals to either overturn Attorney Andringa's opinion and require the commission to consider the CUP or to request a variance to the number of livestock permitted on their property. They could also ask the Town Board to consider amending or repealing the ordinance. Motion by C. Johnson, second by Bales to deny the application for a CUP on the grounds that the Parks & Planning Commission cannot legally issue the CUP in this instance. Motion carried 8-0.

Public Hearing - OneEnergy Development, LLC – 1040 Sherman Road – T7-0621 and - 0622 – Conditional Use Request for a proposed Kalmia Solar Project. Ground mounted panels will be installed on approx. 32 acres of the total 80-acre combined parcel area.

Motion by Traska, seconded by Deming, to open the public hearing. Motion carried 9-0
Comments: Mr. Eric Udelhofen of OneEnergy presented information on the make-up of the solar panels and connected system, the construction and removal of the system at the end of the project. Comments and concerns from those in attendance: Risk of Fire, Health risks, loss of property values, sight lines and screening issues.

Motion by Bales, seconded by Deming to close the public hearing

OneEnergy Development, LLC – 1040 Sherman Road – T7-0621 and -0622 – Conditional Use Request for a proposed Kalmia Solar Project. Ground mounted panels will be installed on approx. thirty-two acres of the total 80-acre combined parcel area. There was discussion regarding the financial guarantee and updated conditions of the CUP. One Energy will also provide adequate screening along the Bertram property line. Motion by A. Johnson, seconded by Bales, to approve the proposed CUP from OneEnergy upon satisfaction of the following conditions; addition language in condition g regarding liens, OneEnergy provides an \$80,000 bond at the time of building permit issuance and increases the bond to \$312,500 at the project construction completion, the bond amount may be revised every 5 years, or sooner at the request of OneEnergy, the property owners, or the Town of Jackson, condition q be amended to include ...transfer or lease..., and the 14 shrubs shown on the proposed landscape plan be replaced with trees. Motion carried 8-0.

Anton & Janice Matuszczak – 4736 Maple Road – T7-0074, 0075 & 0076 – Preliminary Plat Review for Windmill Trace a R-1 Cluster Single Family Subdivision. Discussion and possible action. Mr. Matuszczak presented the preliminary plat for the proposed subdivision. Mr. Matuszczak agreed to give both the Parks & Plan commission and the Town Board a 45-day extension for each of the reviews. Motion by A. Johnson, seconded by Jones, to place this item on hold and to acknowledge that the developer has verbally agreed to extend the review limit for the Park & Plan Commission and the review limit for the Town Board by 45 days each. Motion carried 8-0.

Zoning Administrator's Report – Micech has been talking to representatives from Family Dollar/Dollar Tree about building a store in the Town at the northeast corner of Eagle and STH 60. I will require a zoning change from A-1 to B-2 and the building will be small enough that sprinklers will not be required.

Correspondence and announcements – no report.

Adjournment of Parks and Planning Commission – Motion by Bales, seconded by Jones, to adjourn at 8:47pm. Motion Carried, 8-0

Respectfully submitted,

Jim Micech
Jim Micech, Zoning Administrator

Robert M. Eichner
Robert M. Eichner, Town Clerk

Approved: January 25, 2023