

**TOWN OF OSCEOLA
PLAN COMMISSION MEETING
AUGUST 16, 2016
MINUTES**
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The Plan Commission of the Town of Osceola met for a regular monthly meeting Tuesday, August 16, 2016 at 7:00 p.m. at the Town Hall, Dresser, Wisconsin.

A notice for this meeting was posted August 5, 2016 at the Town Hall, the Dresser Post Office, First National Community Bank and the Town of Osceola Website.

CHAIRMAN DOUG SCHMIDT CALLED THE MEETING TO ORDER AT 7:00 P.M.

ROLL CALL:

Present: Doug Schmidt, Neil Gustafson, Bob Wright, Amy Middleton, Kris Braml and Tony Havranak.

Absent: Chris Shermach

ALSO PRESENT: Lorraine Rugroden, Peter Wolf and Mark Luebker

There WAS a majority of Plan Commission members present.

AGENDA APPROVAL:

MOVED AND SECONDED BY MIDDLETON/GUSTAFSON TO ACCEPT THE AGENDA FOR THE AUGUST 16, 2016 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.

MINUTES ACCEPTANCE:

MOVED AND SECONDED BY WRIGHT/BRAML TO ACCEPT THE JULY 12, 2016 PLAN COMMISSION MEETING MINUTES. MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENT:

None

BUSINESS:

Rudek Lot Division Located at 760 200th Street in Sec. 27, T.33N., R.18W., Town of Osceola.

Mark Rudek, land owner and Surveyor Ron Hoffman are proposing a minor lot division by creating a .36 acre outlot from the 1.71 acres on the lake side of 200th Street located on the west side of Horse Lake. Peter & Jessica Wolf are interested in purchasing the outlot across from their property. Peter said he is considering putting a future driveway across the road from his

current driveway and is also considering building a 26X14 boathouse. Currently they have a 75 foot easement on the property. After discussion, the Plan Commission recommended approval of the lot division to the Town Board provided that it meets all the requirements of an outlot.

MOVED, SECONDED BY WRIGHT/GUSTAFSON TO RECOMMEND THE TOWN BOARD APPROVE THE RUDEK LOT DIVISION IN SECTION 27, T33N, R18W IN THE TOWN OF OSCEOLA, PROVIDED IT MEETS ALL THE REQUIREMENTS OF AN OUTLOT. MOTION CARRIED UNANIMOUSLY.

Lot division will be placed on the agenda for the September Town Board meeting.

Luebker Lot Division Located at 2280 60th Avenue in the NW ¼ of the SW ¼ Sec. 32, T.33N., R.18W., Town of Osceola.

Surveyor Ron Hoffman is working with Mark & Deanna Luebker on a lot division at 2280 60th Avenue. Mark Luebker said they currently own 11.8 acres and are proposing to lot off 1.14 acres to create a smaller lot for his mother-in-law to put in a 28 X 75 house with an attached one car garage on. There is currently an existing driveway that will also be used as an easement to access to a shed located on the property. Mark provided a drawing of the area mapped out for a proposed septic and well, with lot size equating to setbacks. Mark and Deanna will retain the larger 10.68 acre lot that has their existing home. After discussion, the Plan Commission recommended approval of the lot division to the Town Board.

MOVED, SECONDED BY SCHMIDT/HAVRANAK TO RECOMMEND THE TOWN BOARD APPROVE THE LUEBKER LOT DIVISION IN THE NW ¼ OF THE SW ¼ IN SECTION 32, T33N, R18W IN THE TOWN OF OSCEOLA. MOTION CARRIED UNANIMOUSLY.

Lot division will be placed on the agenda for the September Town Board meeting.

Review Comprehensive Plan

Plan Commission member Bob Wright pointed out areas in the town's Comprehensive Plan that will need to be updated by the Plan Commission to reference the new County Comprehensive Land Use Ordinance and new zoning map. Land Use classifications will need to be updated. Tim Anderson, Polk County Planner will be contacted regarding zoning map and shoreland questions. A word version of the comprehensive plan will be requested from Angela Popenhagen from Stevens, in order to make updates.

Bob Wright encouraged everyone to read through the Existing and Potential Land Use Conflicts and the Private Property Rights section located in the Land Use section of the Comprehensive Plan. He said the new zoning map that was recommended to the Town Board by the Plan Commission lined up very well with the comprehensive plan. Bob remembers when the Plan Commission worked with Nolan Wall from Stevens to write the comprehensive plan and given the climate with the Kraemer Mining special exception request at that time, the language was very assertive in some instances. He concluded that the Comprehensive Plan gives important guidance to future Plan Commission and Town Board members to assist them in land use decisions.

Chairman Report

The Town Board did approve the new zoning map and sent it on to the Polk County Board.

Commission Members Comments

Neil Gustafson said the cooperative boundary agreement committee has finished their part and turned everything over to the Village of Dresser Board and the Town of Osceola Board. A date needs to be set for a public hearing.

There will be a Public Hearing on August 25, 2016 at 6:30 p.m. to receive comment on Haas & Sons request to crush before closing down their operation before it goes before the Town Board at the August 2, 2016 Town Board meeting.

Subsequent Month's Agenda Discussion

The next regular monthly Plan Commission meeting is scheduled for Tuesday September 20, 2016.

Agenda Items

- Boundary Agreement Update
- Comprehensive Plan
- Bike Trails

ADJOURNMENT:

MOVED, SECONDED BY MIDDLETON/WRIGHT TO ADJOURN THE AUGUST 16, 2016 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.

Being no further business to come before the Plan Commission, the meeting was adjourned at 8:12 p.m.

APPROVED 9/20/16

Lorraine Rugroden, Clerk-Treasurer