

**TOWN OF OSCEOLA
PLAN COMMISSION MEETING
FEBRUARY 22, 2018
MINUTES**
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The Plan Commission of the Town of Osceola met for a regular monthly meeting Thursday, February 22, 2018 at 7:00 p.m. at the Town Hall, Dresser, Wisconsin.

A notice for this meeting was posted February 12, 2018 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, Kris Braml, Jim Berg, Tony Havranak and Kim Hoverman.

Absent: Bob Wright and Amy Middleton

ALSO PRESENT: Lorraine Rugroden and Warren Peterson

There WAS a majority of Plan Commission members present.

AGENDA APPROVAL:

MOVED AND SECONDED BY BRAML/BERG TO ACCEPT THE AGENDA FOR THE FEBRUARY 22, 2018 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.

MINUTES ACCEPTANCE:

MOVED AND SECONDED BY HAVRANAK/BRAML TO ACCEPT THE OCTOBER 17, 2017 PLAN COMMISSION MEETING MINUTES. MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENT:

None

BUSINESS:

Consideration on Warren Peterson/Andrea Gentling District Change From Residential Agricultural 5 (RA-5) to Residential (R-1) Parcel # 042-00373-0000 Located at Sec 18/T33N/R18W, Town of Osceola

Warren Peterson has requested parcel number 042-00373-0000 be rezoned from Residential Agricultural 5 (RA-5) to Residential (R-1). He intends to subdivide the three acre parcel to

create a one acre lot that includes the house. Jason Kjeseth, Polk County Zoning Administrator said that because the property is currently zoned Residential Agricultural 5 (RA-5) Warren would need 7.5 acres in order to subdivide the property. If the property were rezoned to Residential (R-1) he would only need 2 acres in order to subdivide. By changing the zoning district on his three acre parcel, Warren will give up any agricultural use of the property (i.e farm animals). R – 1 classifications allow gardens and single family and two family dwellings. Once the rezone request has been recommended by the Plan Commission and approved by the Town Board, Warren will file a rezone request at the county which will then go on to the committee and then to the County Supervisors for approval. Once approved, Warren will work with a surveyor to create a preliminary CSM map to submit to the Plan Commission for recommendation and approval by the Town Board.

Tony Havranek agreed that the three acre parcel should be rezoned Residential R-1 and thinks the surrounding lots should also be rezoned R-1 instead of Residential Agricultural (RA-5). It was noted that the surrounding lots are too small to subdivide and would not need to be rezoned. It was also noted that once the parcel is divided a driveway will have no problem meeting the specifications of the town.

MOVED AND SECONDED BY BERG/BRAML TO RECOMMEND THE TOWN BOARD APPROVE WARREN PETERSONS ZONING REQUEST FROM RESIDENTIAL AGRICULTURAL 5 (RA-5) TO RESIDENTIAL (R-1) LOCATED AT 18/T33N/R18W, PARCEL NUMBER 042-00373-0000 TOWN OF OSCEOLA. MOTION CARRIED 4 YES 0 NO AND 1 ABSTENTION.

Review Comprehensive Plan

Plan Commission continues to work on revisions to the Comprehensive Plan that references the new Polk County Comprehensive Land Use Ordinance and Zoning changes. Bob Wright, Plan Commission Member, has proposed revisions to the Land Use section of the Comprehensive Plan. He will contact Tim Anderson, Polk County Planner, to get more clarification on what updates should be made and will report back to the Plan Commission. Tony Havranak, Plan Commission Member, will update the undeveloped section of land use classifications and pages 118 – 119 and bring back to the next meeting.

Chairman Report

Commission Members Comments

Subsequent Month's Agenda Discussion

The next regular monthly Plan Commission meeting is scheduled for Tuesday March 20, 2018.

Agenda Items

- Review Comprehensive Plan

**ADJOURNMENT:
MOVED, SECONDED BY BRAML/BERG TO ADJOURN THE FEBRUARY 22, 2018
PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.**

Being no further business to come before the Plan Commission, the meeting was adjourned at 8:00 p.m.

APPROVED 03/20/18

Lorraine Rugroden, Clerk-Treasurer