

**TOWN OF OSCEOLA  
PLAN COMMISSION MEETING  
FEBRUARY 23, 2016  
MINUTES**

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The Plan Commission of the Town of Osceola met for a regular monthly meeting Tuesday, February 23, 2016 at 7:00 p.m. at the Town Hall, Dresser, Wisconsin.

A notice for this meeting was posted February 12, 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, Mike Wallis, Neil Gustafson, Bob Wright, Amy Middleton and Chris Shermach

**Absent:** Bob Wright, Kris Braml

**ALSO PRESENT:** Dan Burch

**There WAS a majority of Plan Commission members present.**

**AGENDA APPROVAL:**

**MOVED AND SECONDED BY MIDDLETON/GUSTAFSON TO ACCEPT THE AGENDA FOR THE FEBRUARY 23 2016 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.**

**MINUTES ACCEPTANCE:**

**MOVED AND SECONDED BY WALLIS/SCHMIDT TO ACCEPT THE JANUARY 19, 2016 PLAN COMMISSION MEETING MINUTES. MOTION CARRIED UNANIMOUSLY.**

**PUBLIC COMMENT:**

None

Bob Wright arrived at 7:04 p.m.

**BUSINESS:**

**Polk County Zoning Ordinance & Draft Zoning Ordinance**

Plan Commission members were assigned additional regulations to research within the two ordinances and present their findings at the February 23, 2016 Plan Commission meeting. Regulations discussed included:

Amy Middleton 10.6.1 Design Standards and 10.6.2 Parking Standards

- Minor differences between the two ordinances

Bob Wright 10.6.3 Sign Standards and 10.6.4 Manufactured Homes & Mobile Homes

- Minor differences between the two ordinances

Mike Wallis 10.6.5 Manufactured Home Parks and 10.6.6 Travel Trailers

- Find out which zoning district manufactured home parks fits in to.

Neil Gustafson 10.6.7 Bunkhouses and 10.6.8 Campgrounds

- Bunkhouse language is in county ordinance but not in town ordinance
- Campsite language is in county ordinance but not in town ordinance

Doug Schmidt 10.7 Administrative Procedural Regulations

Chairman Schmidt contacted municipalities that have their own zoning. He stated the Town of Farmington, the Village of Clayton and the Town of Forrest were happy with having their own zoning because if they wanted to update their ordinance, they could do it right away without waiting for the county to make changes.

Jim Alt, Zoning Administrator for the Town of St Croix Falls, Town of Forrest and the Village of Clayton was contacted. Cliff Manwiller Building Inspector/Zoning for the Town of Garfield and the Town of Farmington was also contacted. Zoning administrator costs vary greatly with each municipality. Jim Alt is paid hourly by each municipality he works for and Cliff Manwiller adds additional charges to building permit fees that are paid by those requesting building permits in the Town of Farmington. Cliff Manwiller advised the Town to think long and hard about having their own zoning since the Town of Osceola has some potential issues that other towns don't have that could end up costing the town a lot of money.

Chairman Schmidt explained that the Town of Osceola would have to hire a town zoning administrator and put a 5 member Board of Appeals in place in order to enact town zoning.

Chairman Schmidt will invite guests in favor of town zoning and guests in favor of county zoning to give their opinions on each at the March 15<sup>th</sup> meeting. Plan Commission members will have the time to ask questions and discuss both options before deciding whether to recommend town zoning or county zoning.

**Chairman Report**

Gandy Dancer, Stower Bike Trail Connection

Still waiting to hear from Brian Beseler, Village of Dresser President, regarding placing bicycle stencils on Village of Dresser roads to help bicyclists navigate between the Gandy Dancer and the Stower Trails. Amy Middleton said that she sent Brian an email and has not heard back.

### **Commission Members Comments**

The cooperative boundary agreement committee met at the Village of Dresser on February 22, 2016. They continue working on a draft by using several different plans that they feel work best for their situation. Once a rough draft and map is completed committee members are asked to present the draft to the Plan Commission.

Bob Wright reported that amendments were made to Assembly Bill AB582 by Representative Jarchow, after the bill received a lot of negative input. The Assembly passed the amendments and the Senate also voted in favor of the amendments.

### **Subsequent Month's Agenda Discussion**

The next regular monthly Plan Commission meeting is scheduled for Tuesday March 15, 2016.

### **Agenda Items**

- Polk County Zoning & Town Zoning
- Bike Trail Connection
- Boundary Agreement Update
- Lot Division

### **ADJOURNMENT:**

**MOVED, SECONDED BY WALLIS/SHERMACH TO ADJOURN THE FEBRUARY 23, 2016 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.**

Being no further business to come before the Plan Commission, the meeting was adjourned at 8:42 p.m.

**APPROVED 03/15/16**

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Amy Middleton/Lorraine Rugroden