

**TOWN OF OSCEOLA
PLAN COMMISSION MEETING
MARCH 15, 2016
MINUTES**

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The Plan Commission of the Town of Osceola met for a regular monthly meeting Tuesday, March 15, 2016 at 7:00 p.m. at the Town Hall, Dresser, Wisconsin.

A notice for this meeting was posted March 7, 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 Kris Braml. Chris Shermach was present by way of phone.

Absent:

ALSO PRESENT: Lorraine Rugroden, Tim Anderson, Jason Kjeseth, Wayne Swenson, Greg Hustad and Gary Spanel

There WAS a majority of Plan Commission members present.

AGENDA APPROVAL:

MOVED AND SECONDED BY MIDDLETON/BRAML TO ACCEPT THE AGENDA FOR THE MARCH 15, 2016 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.

MINUTES ACCEPTANCE:

MOVED AND SECONDED WRIGHT/GUSTAFSON TO ACCEPT THE FEBRUARY 23, 2016 PLAN COMMISSION MEETING MINUTES. MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENT:

None

BUSINESS:

Verhasselt Lot Division located at 2393 State HWY 35 in the NW ¼ of the SW ¼, Sec 18/T33N/R18W, Town of Osceola

Surveyor Wayne Swenson presented a minor lot division to the Plan Commission. Gary Verhasselt owns the property located at 2393 State HWY 35, in the NW ¼ of the SW ¼, Sec

18/T33N/R18W, Town of Osceola. He is proposing to lot off 1.55 acres of the northeast section of the 12.02 acre parcel. There is a 66 ft private road easement that runs in the front of the property. The parcel is zoned commercial and Viking Gas Transmission runs through the property. Gary Verhasselt is in the process of selling lot 5 that will be accessed off of 240th Street.

MOVED, SECONDED BY WALLIS/WRIGHT TO RECOMMEND THE TOWN BOARD APPROVE THE VERHASSELT LOT DIVISION IN SECTION 18, T33N, R18W IN THE TOWN OF OSCEOLA. MOTION CARRIED UNANIMOUSLY.

Wayne Swenson requested the lot division be placed on the agenda for the April Town Board meeting.

Polk County Zoning Ordinance & Draft Zoning Ordinance

Tim Anderson, Polk County Planner and Jason Kjeseth, Zoning Administrator were on hand to provide information on the new county zoning ordinance as well as tasks they currently perform for the town such as issuing permits and overseeing compliance issues.

Chairman Schmidt said that he wanted an open and honest discussion by everyone before the Plan Commission votes to recommend county or town zoning to the town board. Chairman Schmidt had invited Tim, Jason, and another person to speak. Unfortunately that person was unable to attend the meeting but was in favor of town zoning. When previously asked, the Town of Forrest, the Village of Clayton, the Town of Garfield, the Town of St Croix Falls and the Town of Farmington spoke in favor of town zoning. Other towns have opted for county zoning. The Town of Osceola is under county zoning and will have until September 15, 2016 to decide whether to stay with county zoning or opt for town zoning.

Jason Kjeseth, County Zoning Administrator, provided information on the number of waterfront permits that are issued by the county and number of non-water front permits that are issued by the town. He said since 2010 the number of permits issued for water front permits were 41 and 192 were issued for non-water front permits. That is an average of 40 permits per year that are non-water front and he expects to see more permits as the economy becomes more vibrant and due to a large number of undeveloped lots in the town. The county has amended their permit fee schedule to benefit the smaller projects that are permitted by the county.

On July 14, 2015 the shoreland zoning standards were changed when the budget bill was approved making the DNR's NR115 minimums now the maximums. Since then some oversights have recently been changed in Act 167, making it clearer. An owner may be fined for building without a permit or for having more than one unlicensed or non-running vehicle on their property. But ultimately, Jason said they are just seeking compliance. Jason writes the letters that are sent to those who are in violation. In some cases some are taken care of right away while others may require Corporation Council's involvement for court related issues and may end up being long and drawn out. No cost is billed back to the town for any county zoning. There have been 17 violations in the Town of Osceola since 2014 and currently there are 4 ongoing violations.

Tim Anderson, Polk County Planner stated that the zoning map is developed through the town and it is the town's responsibility to decide what districts get assigned where. If the town chooses county zoning, they will have the authority to say no to rezoning. If the town says no to rezoning, the county will not accept the application. The town created a comprehensive plan that extends out to 2030. Tim Anderson questioned at what point the town wants to see some change as they march toward 2030. Tim said that going forward, the committee will not wait 40 years to change what should be tweaked in the ordinance. No one benefits from having something they didn't want. Towns have been given new options and it is up to the committee as to how much adjustment they want to make to the ordinance. Any town will be able to opt out of county zoning once every ten years after they update their comprehensive plan.

Tim Anderson also stated that if the town finds something in the county zoning ordinance that needs to be changed, the town should put it in writing and send it to Tim and Jason and they will forward it on to the committee. Mike Wallis, Plan Commission member, suggested changing a few ors in 10.4.13 Mining District (M-1) of the county zoning ordinance to ands. The Plan Commission proceeded to discuss whether to recommend to the town board to go with town zoning or county zoning.

MOVED, SECONDED BY SCHMIDT/SHERMACH TO RECOMMEND TO THE TOWN BOARD TO GO WITH COUNTY ZONING. BALLOT VOTE, DOUG SCHMIDT: COUNTY, NEIL GUSTAFSON: COUNTY, BOB WRIGHT: COUNTY, AMY MIDDLETON: COUNTY, KRIS BRAML: COUNTY, MIKE WALLIS: ABSTAIN, VOICE VOTE, CHRIS SHERMACH: COUNTY. MOTION PASSED 6-0-1.

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 and Chairman Schmidt will continue to reach out to the Village of Dresser.

Commission Members Comments

The cooperative boundary agreement committee will meet at the Village of Dresser on March 21, 2016. They continue working on a draft agreement that will be brought to both boards before a final agreement is reached.

Amy Middleton, Plan Commission member, asked if there was anything that could be done about the repeated smell from F & A Dairy. Chairman Schmidt recommended that she send a letter to Sheila Harsdorf.

Subsequent Month's Agenda Discussion

The next regular monthly Plan Commission meeting is scheduled for Tuesday April 26, 2016.

Agenda Items

- Zoning Mapping
- Boundary Agreement Update

ADJOURNMENT:

MOVED, SECONDED BY WRIGHT/MIDDLETON TO ADJOURN THE MARCH 15, 2016 PLAN COMMISSION MEETING. MOTION CARRIED UNANIMOUSLY.

Being no further business to come before the Plan Commission, the meeting was adjourned at 9:08 p.m.

APPROVED 04/26/16

Lorraine Rugroden, Clerk-Treasurer