

TOWN OF RED CEDAR

MINUTES – Public Hearing and Planning Commission Meeting

A **Public Hearing** was held on Monday, December 7, 2015 from 6:00 p.m. to 7:00 p.m. at the Red Cedar Town Hall, E6591 627th Avenue, Menomonie, WI, and the regular **Plan Commission Meeting** took place immediately following.

Public Hearing, 6:00 p.m. to 7:00 p.m.

1. ROLL CALL/CALL TO ORDER. At 6:02 p.m., Chairman, Leon Herrick, called the Public Hearing to order. Present were members Susan Harrison, Bob Cook, and Chad Haldeman. Ron Prochnow was absent. Also present was Secretary/Clerk, Cheryl Miller.
2. RECEIVE PUBLIC COMMENTS. Five residents were present. Public comments were received throughout the public hearing by residents present.
3. PUBLIC HEARING. Discuss, consider, and act on recommended or requested changes to the updated Comprehensive Plan. Leon Herrick explained that we are here to get public input and comments and to answer questions. Maps were reviewed and discussed. Dale Schmitz asked that his 2.5 acre back lot on 708th Avenue be changed from General Ag to Light Industrial for the purpose of constructing mini storage buildings on the site for which he had previously signed a Letter of Intent in 2014 but neglected to file a proper deed restriction/restrictive covenant limiting and restricting the use of the property to mini storage buildings. Also, the town needs the current zoning map from October of 2014.
4. ADJOURN. At 7:03 p.m., *Chairman, Leon Herrick adjourned the public hearing without objection.*

Planning Commission Meeting

1. ROLL CALL/CALL TO ORDER. At 7:03 p.m., Chairman, Leon Herrick, called the Planning Commission Meeting to order. Present were members Susan Harrison, Bob Cook, and Chad Haldeman. Ron Prochnow was absent. Also present was Secretary/Clerk, Cheryl Miller.
2. MINUTES: Approve Minutes of prior meeting (November 17, 2015). *Motion by Chad Haldeman and second by Susan Harrison to approve the minutes as presented. None opposed. MC*
3. PUBLIC COMMENTS. None.
4. BUSINESS to consider and act on, including possible recommendations to the Town Board:

- (a) Discuss, consider, and take final action on changes to the updated Comprehensive Plan, including text and maps, and make recommendation to Town Board. Discussion had. *Motion by Susan Harrison and second by Chad Haldeman that the Schmitz back lot on 708th Avenue (E ¼ of the S ¼ of the SW ¼ of the NE ¼ of Sec. 6, T28N R12W) be mapped and shown on the Preferred Land Use Map as Light Industrial. None opposed. MC*

The Planning Commission also indicated that they need to make sure that the properties currently zoned commercial and residential in our township be properly mapped on the Preferred Land Use Map and that the above property is mapped as Light Industrial.

- (b) Enact Resolution recommending that the Town Board approve and adopt the updated Town Comprehensive Plan. The Resolution was reviewed. *Motion by Chad Haldeman and second by Bob Cook to approve and enact the Resolution as presented. None opposed. MC*
- (c) Work on and complete generalization of the Town's future land use map and extraterritorial zoning map for next Joint Town/City Planning Meeting on Thursday, January 28, 2016 at 4:30 p.m. The town's proposed Preferred Land Use Map and the City of Menomonie's Generalized Future Land Use Map were discussed and compared. Both maps are compatible, and Leon, Susan, and Bob will attend the next Joint Town/City Planning meeting to present our town map. *No action taken.*

(d) Community septic system options. Leon informed those present that a plumber he spoke to did not recommend these systems in this area because the ground is too sandy, and he feels it is far more expensive that needed. On the other hand, he felt that small, city lots might be more economically feasible. Bob feels it is still a viable option. The Planning Commission members agreed to look into adding this option into the town's subdivision ordinance, which the Planning Commission will be working on updating in 2016. *Motion by Susan Harrison and second by Chad Haldeman to postpone this matter until work on the updated subdivision ordinance begins.*

5. ADDITIONAL RECOMMENDATIONS. None.
6. COMMUNICATIONS/ANNOUNCEMENTS. Quarterly per diems were discussed and determined.
7. UPCOMING AGENDA ITEMS. Upcoming items will include appointment expirations in April of 2016; changes to CSM information sheet and application form; site Plan Review Ordinance; updating the Town Subdivision Ordinance; and Airport overlay zoning (Leon provided a handout). Also, the site plan review and rezone application for the 2.5 acre Schmitz property on 708th Avenue is expected to be heard at the next Planning Commission meeting.
8. SET NEXT MEETING DATE. The next meeting date was set for Monday, January 11, 2016 at 6:30 p.m. Rezone, site plan, and regular meeting.
9. ADJOURN. *At 8:22 p.m., Chairman, Leon Herrick, adjourned the meeting without objection.*

(The Minutes are subject to approval at the next, regularly scheduled Planning Commission meeting.)

Cheryl Miller, Clerk

December 8, 2015