

**TOWN OF RED CEDAR
Planning Commission
MINUTES**

The Planning Commission meeting was held at the Red Cedar Town Hall, E6591 627th Avenue, Menomonie, WI on Tuesday, **December 16, 2014 at 6:30 p.m.**

1. ROLL CALL/CALL TO ORDER. At 6:30 p.m., the Chairman called the meeting to order. Members present included Leon Herrick, Chairman; Susan Harrison, John Govin (alternate), and Chad Haldeman. Members Andy Gansberg and Ron Robelia arrived late.
2. MINUTES: The minutes of November 18, 2014 were reviewed. *Motion by Chad Haldeman to approve the minutes; motion seconded by John Govin. None opposed. MC*

3. PUBLIC COMMENTS:

Leon Herrick informed those present that the Toy Recycling matter is scheduled for a rehearing before the County in January. As it is a rehearing on a previously filed matter and not a resubmittal, the matter will not be heard at an upcoming Planning Commission or Town Board meeting.

Planning commission member Susan Harrison recused herself from discussion and voting and sat in the audience. She explained that they are asking that the Planning Commission to recommend to the Town Board that the preferred use of their two 38.5 acre parcels be eventually changed to industrial, and this is different than a rezone. They want the town to state it on the record. The City is allowing light industrial on other side of County Road B, and the town's 2005 preferred land use map shows commercial and industrial up to Rusk. Paul Harrison indicated that they have had interest in the property for a variety of different things relating to industrial businesses as it lies along the railroad tracks. It would benefit businesses that want to make use of the rail and the township would have more industry for the tax base.

Property owner, Jerry Lausted, asked if a survey would be sent out to residents and property owners next year when redoing the plan to get opinions on preferred land use in the future. He would recommend sending out a survey as was done in 2005.

4. BUSINESS and recommendations to the town board:
 - (a) Discussion on possibility of amending the 2005 preferred land use map to change parcel numbers 024-1054-01-000 (S16/T28/R12, PT. SW NW Exc. RR/W) consisting of 38.5 acres and 024-1054-02-000 (S16/T28/R12, PT. SE NW Exc. RR/W) consisting of 38.5 acres to Industrial and/or re-zoning the properties. *Motion by Andy Gansberg to recommend that this matter be reviewed during the updating of the comprehensive plan in 2015; motion seconded by Ron Robelia. None opposed. MC*
 - (b) Review and work on draft Town Road and Driveway Ordinance. Members reviewed the most recent draft, and the following occurred:

Paragraph 3.2.A on page 6 is ok.

The clerk will remove the colored background and line up the columns on page 8.

Discussion had with respect to Appendix C on page 19 and who fills out the form, whether it is an observation form, if it is to be used for a future road dedication to the town, or if its intent is for a private road to become a public road. *Motion by John Govin to remove Appendix C in its entirety and all references to it throughout the ordinance; motion seconded by Andy Gansberg. None opposed. MC*

Paragraph 3.3(c) will be reworded as follows: “Roads shall only be accepted by action of the town board, and only after the town receives a signed affidavit by the designing engineer certifying that the road was built to the design plan and specifications, and recommends said road for acceptance by the Town. See Appendix B.”

All of 3.3.D on pages 12 and 13 will be removed.

The Clerk will make the changes and get a copy to the Patrolman for review.

The Clerk will make copies of the amended Road Standards Ordinance and the WTA Driveway Access Permit Ordinance and forward them to the members for review prior to the next meeting.

(c) Complete driveway permit form. Cheryl will forward samples to Susan, and she will prepare permit forms for review at the next meeting.

(d) Discuss and work on Site Plan Review Ordinance. *This matter was postponed.*

(e) Discuss and work on Rezone Application, Requirements, Fees, and related documents. *This matter was postponed.*

5. COMMUNICATIONS/ANNOUNCEMENTS. The Clerk informed the members of an upcoming CSM, WisLine classes on land use/planning and zoning, and updating the comprehensive plan to start in 2015.
6. UPCOMING AGENDA ITEMS.
 - Kothlow CSM if survey is received.
 - Item 4(e) on agenda.
 - Strategy session on updating comprehensive plan.
7. SET NEXT MEETING DATE. The next Planning Commission meeting was set for Tuesday, January 20, 2014 at 6:30 p.m.
8. ADJOURNMENT. *At 8:53 p.m., the meeting was adjourned on motion of Leon Herrick without objection.*

Clerk

Date: 01/29/2015 (Amended)

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