

Minutes

Plan Commission

Meeting

August 20, 2018

Members Present: Bruce Fischer, Peter Bloechl-Anderson, Brad Czebotar, Dan Kolk, Cathy Kirby

Members Absent: Jeff Sorenson, Tom Rogers

1. CALL TO ORDER

Czebotar called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

- a. Review and approval of draft Minutes from the July 16, 2018 Plan Commission meeting.

Czebotar called the minutes approved by unanimous consent.

4. BUSINESS:

- a. **Review and possible action - Extraterritorial review CSM Sections 5 & 6 Township of Pleasant Springs property owner 341 Tower Dr. LLC, Brian Spanos.**

Brian Spanos of "341 Tower Dr. LLC" addressed Commissioners and reviewed the location of the property at 2917 Hwy. MN, which is about two miles east of Juniper Ridge subdivision. It was zoned C-1, the Town has rezoned it to C-2. In order to record the CSM they need to have the communities sign off on it, which Madison and Stoughton have done. The existing house will be torn down. The CSM is combining all three lots into one four-acre site, where 150 storage units will be constructed. It will be done in a phased approach. The Town of Pleasant Springs has approved the project as it fits their criteria. They feel there is a large need for this type of land use due to new subdivisions, many of which do not allow for outdoor storage on site. The property will be a higher end design with fencing all around, security cameras, paved road, and retention pond. It is visible from the interstate.

Boness reviewed as noted in background, this is in the Villages extraterritorial jurisdiction, which allows review of utilities, sewer and access.

Czebotar moved to approve an extraterritorial review CSM Sections 5 & 6 Township of Pleasant Springs property owner 341 Tower Dr. LLC, Brian Spanos. Kolk seconded the motion. Motion carried 5-0.

b. Review and possible recommendation to the Village Board a request by Veridian Development to approve a Fourth Amendment to Development Agreement, Phase 6, Juniper Ridge.

Tom Wordell from D'Onfrio, Kottke and Associates summarized this is an amendment to the original Developers Agreement to allow construction of Phase 6. Boness asked if they anticipate submitting any phases in 2019? Wordell stated Phase 7 is in process now and will be in front of the Plan Commission in a few months, he does not anticipate any others in 2019. There may be three more final phases.

Boness reviewed the amendment language and had a concern. The wording - "determination made by the Village" did Commissioners want to specify the Village Engineer, Director of Public Works? Both the Public Works Director, and Village Engineer, recommended language addressing cleaning out the ponds, reestablishing the plantings, especially in the middle pond, and determining when that should happen. Wordell pointed out the storm water facility is comprised of multiple cells. The center one is not specifically failing, it did hold water, and has seen more water than the others have. However due to periods of heavy storms, it never had a chance to infiltrate down completely; the plants have been drowned out and are dead. Kolk indicated he is concerned as this was to be part of the required parkland dedication; it needs to be returned to a condition that supports that. Wordell feels it is returning to that, and can be fixed; but it is a matter of time. He feels the eco-park segment is working well. Commissioners did not feel there was a concern over who was the responsible party, as long as the Developers Agreement indicated someone who would be knowledgeable and able to make that decision; they concurred, it should be the Village Engineer

Kirby moved to recommend to the Village Board approval of a request by Veridian Development to approve the Fourth Amendment to Development Agreement, Phase 6, Juniper Ridge, with the change on page 16 of 34, section 5 of the Development Agreement with the words "as determined by the Village" be replaced with "as determined by the Village Engineer". Fischer seconded the motion. Motion carried 5-0.

c. Discussion only – temporary staging area for TDS installation at 4313 Triangle Street.

Don Gobin stated he was approached by cable provider TDS to store their materials on his site for the next 3 – 6 months. They would pay rent and install a fence to protect their materials and equipment. Gobin advised he negotiated with them to install a nicer fence with an electric gate in lieu of paying rent for usage of the site. Gobin mentioned he had come to a Plan Commission meeting previously for discussion only. About two years ago, he was considering fencing in the area to use as outdoor storage for motor homes and R.V.s. Gobin did not follow through with a formal application. This is an opportunity to have a fence installed, for TDS's use now, and Gobin later. He does understand he would have to apply to use the outdoor area, but the fence would be in place. TDS wanted to install an 8' he has negotiated for a 10' one to help to protect their property. The only activity that will be taking place at the property during the next months would be TDS using it as a staging area for work being done in the community. Czebotar inquired how long TDS wanted to use the property. Gobin replied 3 – 6 months. Kolk inquired of the intention to barbwire part of the fence, was that still their intention? Gobin replied yes not along the sections facing Stoughton Road but along the side and rear, where people would be more apt to try to climb the fence. Czebotar inquired of Boness if there anything in the ordinance that addresses this? Boness replied they do address fences, and there are certain instances where barbed is allowed. Gobin addressed his concerns as to why he would need fencing, and past problems with crime in the area with both himself, and the previous owner of the property. Gobin has no intention to remove the building, but rather intends to fix up the property in the future. Due to the economy, it has been a slow process to get contractors in to do the repairs he is intending. Gobin feels a fence will also improve the looks of the property. Gobin has had some interest in others purchasing the property; however, he is not interested in selling at this time. He may move forward in the future to apply to use the site for outdoor storage of RV's and boats.

Kirby inquired of Boness if the fence is approved, how you address the issue of TDS being done, and Gobin using the site for something else. Boness indicated, using the site for utilities, is a conditional use. They would need to apply for a temporary CUP, which if they applied at this time they would be able to appear at the October meeting. If Gobin wished to move forward with something after their project is complete, he would need to apply at that time, unless he was going to use the site for a permitted use. Boness explained what some of those uses could be. Kirby stated the reason she brought this up was so all parties understood, if this moves forward and is approved, it is for the TDS project only, and once they are done, any other use requiring a CUP would have to be applied for. Gobin stated he is aware of this and the process he would have to undertake. Boness summarized Gobin will need to complete a Plan Commission application and apply for CUP, pay the required fees. If submitted in time, he would be able to make the October meeting. Gobin advised he understood, and would have the submittal in yet this week.

d. Future presentation by WHEDA representative George Petak.

Boness stated this is to set a date for a WHEDA representative to come and make a presentation. She wanted to confirm the Plan Commissions commitment to having this meeting. Commissioners indicated yes. Boness will be in contact with Petak to verify his schedule and if he is able to make a September or October Plan Commission meeting. Czebotar questioned if this should be a combined Village Board and Plan Commission meeting, he advised there are some Trustees who have indicated they would like to see the presentation also. Boness inquired did he want to make it a joint meeting, or just have trustees invited to a Plan Commission meeting. Czebotar advised to wait until we know Petak's schedule.

5. STAFF REPORTS

a. Highlights and updates

Boness advised there is a census coming up; they will be doing a complete count committee once again. Czebotar confirmed it should be created by resolution to the Village Board. If there are any Commissioners who would like to be on that committee, they should indicate to him. It is a committee that markets the census to the community. Boness stated she and Clerk/Treasurer, Cassandra Suettinger are currently working in tandem on it. Boness had informally indicated she intends to retire in 2019; she has not set a date yet, but is trying to make this a seamless process for projects she is involved in. In 2010, the group met four times. This time marketing materials may be more digital than in past census years.

b. Property Maintenance

Kirby noted on the report the McFarland School District has had issues with noxious weeds on their property; she wanted it to be brought to their attention that along MN they need to mow as the height of grass and weeds are becoming so high it is creating a hazardous intersection. Boness noted she would pass this on to the Code Enforcement Officer.

6. ADJOURNMENT

Kirby moved to adjourn, Kolk seconded the motion, motion carried. Meeting adjourned at 7:38 p.m.