

## Minutes

### Plan Commission

### Meeting

**October 15, 2018**

**Members Present:** Bruce Fischer, Peter Bloechl-Anderson, Brad Czebotar, Dan Kolk, Cathy Kirby, Jeff Sorenson, Tom Rogers

**Members Absent:** None

**Staff Present:** Pauline Boness

#### 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 September 17, 2018 Plan Commission meeting.

Czebotar called the minutes approved by unanimous consent.

#### 4. BUSINESS:

- a. **Public Hearing Review and possible action regarding a Temporary Conditional Use Permit (CUP), requested by Don Goblen, to allow a utility contractor to temporarily occupy 4313 Triangle Street, McFarland as a staging/storage area for materials and equipment. Property zoned MIC Manufactured Intensive Commercial.**

Czebotar opened the public hearing at 7:01 p.m.

Don Goblen explained TDS Corporation is using his site at 4313 Triangle Street as a staging/storage area for their materials while working in McFarland, rather than storing it on the streets. Goblen made an agreement with TDS to let them use the site and rather than pay rent, install a fence around the property to help protect the site. The fence will be a 10' chain link with privacy slates. There will be barbwire only along the rear and side of the fence. Landscaping of arborvitaes will be placed every ten feet on the outside of the fence along the front and sides. Goblen currently uses the site for inside storage of his vehicles. He does not intend to store anything outside on the property. He understands if he did, it would be necessary to come

before the Plan Commission with an application. He is trying to do what is best for at this location. He does plan to do some repairs to the building in the future, and possibly change the color of the building; which is why, he would like the ability to select the fence and slat color himself.

Czebotar closed the public hearing at 7:05 p.m.

Kirby would like to know what type of arborvitae would be used. Boness inquired of Rogers what type he would recommend. Rogers replied techy arborvitae comes to mind, as they grow wider. Commissioners discussed various types of plantings, as to size, shape and growth, concurring on using techy arborvitae. Kolk questioned the height of the fence per the ordinance- eight feet vs ten feet for screening and fence equal to the height of the items stored. Commissioners discussed the various options for requirements for the height of the landscaping. Kirby felt with the privacy slates and trees will give it some privacy along with softening of the area. Czebotar inquired of Goblen if he had any idea on fence colors. Goblen stated there are various options from blue to red, to tan. He is not in favor of using grey as he feels it gives too municipal of a look. Commissioners felt tan would be a good option, and were not concerned about the appearance against the gravel parking lot. Goblen would like approval to plant the trees in the spring as he feels we are past the timeframe for planting this season. Commissioners discussed options of planting in the spring, weather issues, and allowing a reasonable amount of time to establish plantings. Commissioners agreed on a June 1, 2019. Goblen felt the fencing and plantings would help the appearance of the property. Bloechl-Anderson inquired on the timeline for fence installation. Goblen replied the company is ready to move on it, they needed to get through the proper approval process first.

Kirby moved to grant a temporary conditional use permit requested by Don Goblen, to allow a utility contractor to temporarily occupy 4313 Triangle Street, McFarland as a staging/storage area for materials and equipment. Property zoned MIC Manufactured Intensive Commercial. With a deadline of June 1, 2019 for installation, completion of landscaping; and, the fence to be as outlined in the background material submitted by Mr. Goblen and approved by staff. Fischer seconded the motion. Sorenson inquired if we needed a deadline for installation of the fence. Commissioners felt it would likely be installed in a few weeks. Kirby amended the motion to read "as a staging storage area for materials and equipment with the understanding that a 10' fence will be erected to screen those items within the next 30 days with a deadline of June 1, 2019 for installation of landscaping" Fischer agreed to the amendment. Motion carried 7-0.

## **5. STAFF REPORTS**

- a. Highlights and updates – Boness mentioned at the next meeting she would like to have the Village attorney come and speak on the changes to Conditional Uses under the statutes.
- b. Property Maintenance – No comments

## **6. ADJOURNMENT**

Kirby moved to adjourn, Kolk seconded the motion, motion carried. Meeting adjourned at 7:27 p.m.

Approved