

Minutes Plan Commission Meeting

February 17, 2020

Members Present: Brad Czebotar, Peter Bloechl-Anderson, Tom Rogers, Bruce Fischer, Scott Peters, Eric Green, Dan Kolk

Members Absent:

Staff Present: Andrew Bremer, Karen Knoll

1. CALL TO ORDER

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

2. PUBLIC APPEARANCES

3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the January 23, 2020 Plan Commission meeting.

Czebotar called the minutes from the January 23, 2020 meeting approved by unanimous consent.

4. PUBLIC HEARING:

- a. Public hearing regarding Ordinance No. 2020-08 an Ordinance to amend the Municipal Code concerning Park Impact Fees, Parkland Dedication and Fees in Lieu of Parkland Dedication in the Village of McFarland.

Czebotar opened the public hearing at 7:01 p.m. with no one wishing to speak
Czebotar closed the public hearing.

5. BUSINESS

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2020-08, an ordinance to amend the Municipal Code concerning park impact fees, parkland dedication and fees in lieu of parkland dedication.

Bremer and Plan Commissioners reviewed the Directors report. This is information, which was covered at last month's Plan Commission meeting. The Village Board at their January 27, 2020 meeting accepted the recommendations from both the Parks, Recreation and Natural Resources Committee and the Plan Commission regarding the park impact fee study completed by Baker Tilley.

Bremer reviewed Ordinance 2020-08, which was drafted, by the Village Attorney, and the changes and amendments it would make to the Municipal Code.

Czebotar moved to recommend approval to the Village Board regarding Ordinance 2020-08, an ordinance to amend the Municipal Code concerning park impact fees, parkland dedication and fees in lieu of parkland dedication. Fischer seconded the motion. Motion carried 7-0.

- b. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2020-09 an ordinance authorizing the annexation of lands from the Town of Dunn to the Village of McFarland.

Bremer indicated this is a petition for direct annexation by unanimous consent. It is approximately 14 acres in size. Skaalen owns the adjacent properties to the west; through the annexation, it is their desire to in the future develop the properties for various types of senior housing. Bremer reviewed the Directors report with Commissioners. The Ordinance will temporary rezone the property to the A-1 Exclusive Agricultural district, which is the same zoning as the adjacent land Skaalen owns, they will at some point come forward to rezone the lands. Kris Krentz, Skaalen President, indicated this would make it easier for them to facilitate development in the Village if the property was annexed into the Village.

Czebotar moved to recommend to the Village Board Ordinance 2020-09 an ordinance authorizing the annexation of lands from the Town of Dunn to the Village of McFarland. Peters seconded the motion, motion carried 7-0.

- c. Discussion and action to make a recommendation to the Village Board regarding an application to the Capital Area Regional Planning Commission to expand the Village's east side Urban Service Area Boundary.

Bremer advised the draft application includes 270 acres of land. Most of the land is undeveloped and there are currently ten existing housing units. Bremer summarized for the past months, he has been meeting with various land owners and developers who have interest in developing land in the future on McFarland's east side. An Urban Service Amendment is one of the first steps in this process. Bremer and Plan Commissioners reviewed the Directors report and maps of the proposal. Since 1998, we have been averaging sixty new home building permits a year. Bremer reviewed the possible projections for future growth and the CARPC application, along with the timeframe and process.

Kolk felt this recommendation seems a bit tight, but understands you do not want to overreach. Bremer replied you do not want to submit more than what you know is currently in process. We do know these areas are looking to move forward in the next couple of years.

Bremer advised this will be reviewed by the Public Utilities Committee this week; they are also looking at a plan for a proposed sanitary interceptor that would service this area.

Commissioners discussed the possibility of having to do another submittal in the future, handling requests to CARPC on a case-by-case basis, using phasing maps when making a request of larger than 100 acres. How this helps to design appropriate utility usage for the area, and hydric soils.

Czebotar moved to recommend to the Village Board an application to the Capital Area Regional Planning Commission to expand the Village's east side Urban Service Area Boundary. Kolk seconded the motion, Motion carried 7-0.

d. Review and discussion regarding proposed changes to the Village Sign Code.

Bremer summarized they are looking to address content neutrality and best practice. Previously it was decided to look at a model sign code and use it as a base code and modify to fit what McFarland currently has in terms of size, numbers and height. Bremer reviewed the proposed code and per request pointed out where the proposed ordinance deviates from the existing code, any significant changes, and new sections of the proposed sign code.

Commissioners discussed temporary sign timeframes, contractor's signs; number and length of time allowed, sign permit exemptions allowed for thirty days for yard type signs, then the need to apply for a permit. Commissioners also discussed rental signs on properties, and how some become permanent signs.

6. STAFF REPORTS

- a. Property Maintenance – no comments
- b. Director Report – no comments

7. SCHEDULE NEXT MEETING DATE

- a. Next meeting March 16, 2020

8. ADJOURNMENT

Motion to adjourn by Kolk, seconded by Peters. Meeting adjourned at 8:14 p.m.