TOWN OF TEXAS PLANNING COMMISSION MEETING

SEPTEMBER 10, 2018

AFTER THE HEARING ON THE RUFFI CONDITIONAL USE HEARING

TOWN MUNICIPAL CENTER

Notices were posted at the Municipal Center, and on website- townoftexas.com

Meeting was called to order by James Burgener Roll call was taken by Clerk.

Minutes of August meeting were distributed by the Clerk. Motion by Paul Anderson to accept the minutes as printed and approve. Second by Keith Plautz and motion carried.

**PLANNING COMMISSION CHAIR REPORT-**No special report. Items on agenda

**TOWN BOARD CHAIR REPORT-**Delmar reported on a noise complaint on Graykowski’s Barn.

**CLERK REPORT-** No report

**ZONING INSPECTOR REPORT-** No separate report

**OLD OR NEW BUSINESS-**Discussion on the application of Ruffi’s for the Conditional use permit and hearing. Philip stated that it is zoned residential and should be held to the limits in the ordinance for an Accessory Building. He took time to look at the site with uprights and location. He feels it look like a machine shed in a residential zone. Jim Burgener says the Zoning Ordinance does allow a Conditional Use for an accessary building in a Residential Zone. Paul Anderson feels that the proposed structure is out of compliance in building size floor area, length of structure, setback from road less than primary structure, Sidewall and Building Height, and door height. He is not in favor with so many standards not in compliance. Jim Palmer would be in favor with changes that Sarah Ruffi had agreed to in hearing. Motion by Paul Anderson to deny the Conditional Use Permit for Ruffi. Second by Keith Plautz and carried. Bill Schwede was not in attendance. Jim Palmer voted against the motion and was in favor of issuing the Permit. Ray Rogers was not in attendance as Zoning Inspector. Jim added an explanation for his vote. He had issues with the timelines of application, beginning of building and what happened and felt that since Sarah would make some changes in the original size and location, the Permit could be acceptable.

Don Hildebrandt brought up an environmental issue on Marshall Hill.

No date was set for the Comprehensive Plan hearing. Jim did say he had worked with Eric on needed updates.

This Thursday September 13th would be last Oversite Committee meeting. Village of Maine will consolidate the Village of Brokaw with them as of October 1, 2018 per the CBA.

**REVIEW AND DISCUSSION QUESTIONS BY PROPERTY OWNERS-**Janice Oehlke had emailed the clerk about a Board of Appeals hearing if she wants to change the cement slab entrance to her home with a porch with roof. We had discussed with her that it is within the road setback and would need a hearing. The Clerk filed out an application and emailed back to her. She was not in attendance and nothing else had been heard.

**DISCUSSION OF PROPERTIES NOT IN COMPLIANCE-** The Seth Graykowski barn was discussed more. Other questions came up with access onto County Road W at the corner, is it a business or just for family, should it be commercial zoned. Delmar will have Ray check more into the situation.

Macomber still adding junk, then reducing and continuing a junk yard business. Jarntowski isn’t much better than before the letter. Attorney says if they try to comply, keep working with them. Shane worked with Stettin on the pallet issue, spent lots of money and looks worse now.

Muski Country Auto, Mike Sadowski non-compliance with the Conditional Use Permit was discussed. He needs a Sales Permit for selling cars and needs the Town Chairman signature. The Chair will not sign with the current non-compliance.

Motion to adjourn by Jim Palmer. Second by Philip Walters and carried.

Lorraine I Beyersdorff-Town Clerk