PLANNING COMMISSION MEETING

SEPTEMBER 9, 2024

6 PM for Town Board at 7pm

TOWN MUNICIPAL CENTER

Agendas were posted at the Municipal Center, and on the website- townoftexas.com. Agendas were also sent to Town Board members, Planning members and interested citizens by email.

Meeting was called to order by Chair Paul Anderson.

Roll Call was taken. Members present Paul Anderson, Gary Bootz, Todd Chaignot, Tom Domka, Kathy Hornung, Keith Plautz and Janet Sann. Clerk Lorraine Beyersdorff, and Duane Dittmar Zoning Inspector were in attendance.

Minutes were read by the Clerk. Motion to approve by Tom, second by Keith, and carried.

**Planning Commission Chair**- Nothing special.

**Town Chair**-Nothing special.

**Town Clerk-**Survey map from REI for Marcus and Hsu was received and reviewed. It creates Outlots to transfer to each other. Janet moved to approval for Paul to sign and forward to county for other signatures. Second by Tom and carried.

**Property Owner Questions-**

**Zoning Inspector Permits-**Ed Domka requested a permit for a storage shed. He had his property surveyed and changed so all setbacks could be met. 1588083 Buck Trail Rd. Kathy moved to approve, second by Todd and carried.

Kevin and Janet Sann for attached garage located at 241879 County Road W

Motion by Keith to approve permit. Second by Tom and carried.

Pinno builder attended to discuss a storage unit for Daniel Priebe for a building within 10 feet from the lot line instead of the ordinance of 25’. The consensus was that a hearing for a variance would be required in front of the Planning Commission. The Hearing was set for October 7th at the regular Planning Meeting. (After this meeting, the ordinance was reviewed and discussion held, the variance needs to be heard by the Board of Appeals. Discussion was to hold the hearing earlier on September 23 at 7 pm at the request of the builder.)

Jeff Bystrom 244279 Twin Oaks Road applied for a house permit. He plans on cement slab and prefab home.

Motion by Kathy to approve, second by Keith and carried.

Welander has a permit for a storage building. There are no setback issues.

**New Business-or Old Business** Solar and wind ordinances were sent to Attorney Shane Vanderwaal by Delmar with no response. Paul talked to CPZ and it would be best to work with Shane. Delmar will contact again. Shane has worked with municipalities in western Marathon County in the past. Paul recommended sending the County Ordinance to Shane for changes. Tom made a motion to send the County Ordinance to Shane for review, second by Kathy and carried. County requires permits for both on the roof and stand alone units on the ground.

The Commission needs to review animal unit definitions and allowable units per zoning districts. Clerk to put on October agenda.

**Non-Compliance issues:** None were discussed tonight.

Motion by Kieth to adjourn. Second by Tom and carried.

Submitted by Clerk Beyersdorff