TOWN PLANNING COMMISION MEETING

APRIL 5, 2021 7 PM

TOWN MUNICIPAL CENTER

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

Jim Palmer requested a moment of silence in Honor of Philip Walters as a former Town Chair and Fire Department member.

Meeting was called to order by Paul Anderson.

Minutes were read by the Clerk. Motion to approve by Glenn. Second by Tom and carried.

CONDITIONAL USE HEARING FOR WALTERS FARMS AND ABRAHAM TRUCKING

Paul asked Ken to explain his request for a change to the original Conditional Use Permit. Ken requested to extend hours of operation. Currently, 7am to 6pm Monday thru Saturday. He would like the hours extended to 7:30 or 8 pm. Ken discussed that it allows him to complete some jobs and reload. It would not be every day, only when it was necessary. Ken also wants a clarification on holidays, since there have become more days considered as holidays by the Federal Government. Ken also wanted clarification on the fact that he rents or leases trucks with drivers on occasions and is not sub leasing the pit.

Deb Mohelnitzky reported that she is against any extension of the time of operation as a neighbor in the area. She wants quiet evenings living in the country. She has complaints of sand and dust on the roads in front of her home. Deb also reminded the Board that a review of the Conditional Permit should be held every five years and has not been done.

Andy Walters noted that the Walters Farm Partnership would be dissolved and Jim Walters would have the ownership of the pit and may transfer to sons. After some discussion, Andy found verbiage in the Conditional Use Permit that allows transfer (B)

The discussion of holidays ended with no operations on Memorial Day, Labor Day and Sundays. The 4th of July was not included as a holiday. Committee also noted that leasing of a truck with driver was allowable. Hearing closed at 7:33 PM

Motion by Tom Domka to recommend to the Town Board an increase in hours until 8pm at the sand pit on Walters property on NW1/4 SECTION 22 T30R8E Town of Texas. Confirmation of holiday as Sundays, Memorial Day and Labor Day as the Holidays on the original Permit. Also confirming that rent or lease of trucks shall include a truck with a driver. Second by Keith Plautz and carried. Paul Anderson abstained from voting.

CONDITIONAL USE PERMIT HEARING FOR GAVIN QUELLA

Gavin’s Conditional Use permit requested allowing a storage shed to be in front of his home since it has already been constructed. The size is allowable less than 1200 square feet. Gavin stated he want to use the property the way he and his family want to. Andy Walters noted that although the property is zoned residential, it is a nonconventional lot of 17 acres. Neighbor Tracy stated he should move the shed back to comply with the ordinance. Jerry Borchardt has concerns that the home being planned is a duplex. Gavin said that it is a single family dwelling being planned with a single entry, and single electrical panel, it is not a duplex. It will have two wings one for his family and one for his in-laws. Jim Lentz said he put a shed in front of his house which was approved by Ray without an issue.

Gavin had also requested a temporary mobile home during construction. He said that was no longer an issue. Hearing was closed at 8:10 PM

 Motion by Janet Sann to recommend to the Town Board to charge the double permit fee for the non-compliant storage shed at 237177 COUNTY ROAD W, WAUSAU WI and allow the shed to remain on the unique 17 acre Residential lot RS/140 parcel. Second by Tom Domka and approved by a vote with Paul Anderson abstaining.

**PC CHAIR**-Paul no special report.

**TOWN BOARD CHAIR**-Reported that he talked with Kyle Rhein. The neighbors say it is a business or drug house which Kyle said is not true.

**CLERK**-No special report

**RESIDENT QUESTIONS**-Don Hildebrandt presented a letter to the Planning Commission and Town Board with 9 signatures of neighbors to the property at 236266 County Road W which is the property being rented by Kyle Rhein. The letter wants action taken against the owner or renters. There is a camper parked illegally on a residential lot, shooting in a residential area, parking illegally on County Road right of way often against traffic and over the fog line, impeding traffic during burnouts, and repairs of vehicles next to creek. Lentz noted that they come and go in 5 minute intervals backing onto the County Road. They don’t care about neighbors or town laws. Sheriff department has been notified many times. Needles have been found in driveway and next to guard rails. Delmar will discuss with Attorney for letter to land owner.

**REVIEW, DISCUSSION AND POSSIBLE ACTION ON ZONING PERMITS BY DUANE DITTMAR ZONING INSPECTOR**-Bryce Romatoski- 240134 County Road WW shed

Ryan Wolfe- Syrup shed on Chico Road not address on it currently.

Tony Heil storage shed 157886 Buck Trail Road

Keith Koehler storage shed 157418 Kiwanis Road

Motion by Keith to approve Romatoski, and Wolfe. Second by Paul and caried.

Motion by Keith to approve Heil and Koehler after permit fee is paid. Second by Paul and carried.

**REPORT ON ANY OTHER ISSUES THAT OCCURRED DURING MONTH-**Derek Fischer talked with Duane about a permit. The septic permit is being worked on.

Vreeland CSM for combining two lots was shown on screen and reviewed with no comments or questions. Property two lots formerly Harold Grubbs at 154422 &154462 County Road WW. One has house and the other a shed. With not comments, the town will approve.

Adam Kleinschmidt asked about selling cars on his property. He has a one acre lot and it is not permitted. 156631 Buck Trail Road

**POSSIBLE REPORTS AND ACTION ON PROPERTIES NOT IN COMPLIANCE OF THE ZONING ORDINANCE**-

**OLD AND NEW BUSINESS-**

Tom made a motion to recommend to town board to extend Conditional Use permit for Northwoods Concrete since no changes were requested. Glen seconded the motion and it carried.

Keith moved to adjourn. Second by Tom and carried.

Lorraine I Beyersdorff Town Clerk