PLANNING COMMISSION MEETING

March 4, 2024

7:00 pm

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 Beyersdorff and Zoning Inspector Dittmar were also in attendance.

Minutes were read by the Clerk. Motion to approve by Tom, second by Kathy. A discussion followed that “the not unanimous vote was 4/2” not 5/2 since Chair only votes in a tie. Then the motion was approved and carried.

**Planning Commission Chair**- Nothing special

**Town Chair**-Nothing special

**Town Clerk-**Nothing special

**Property Owner Questions-**No Questions by attendees.

**Zoning Inspector Permits-**Jeff Brodjeski requested a permit for a storage container on his property on Buck Trail Road. Set backs are met from the lot line even between his two parcels. He will apply through the County for an address. There is a culvert on the property but no address sign. Motion by Gary to approve, second by Kathy and carried.

 **New Business-or Old Business**-

Duane discussed his issues with Zoning Ordinance with permitted uses in RS 1/20:RS1/40 zones under 17.43(2)(e) RS 1/20 RS 1/40 which discusses gardening and farming. Tabled for now but need to look at the language in the future.

Janet made a motion to accept the changes to the Zoning Ordinance of the Town of Texas as reviewed as of 2/5/2024. Second by Kathy and carried.

Keith made a motion to submit the changes to the Town Board and request a Hearing be set. Second by Kathy and carried. Recommended hearing with the Town Annual Meeting on April 16th

Zoning permit fees were discussed. Currently fees are charged per building cost. Potential fees similar to other municipalities are by type then with accessory structures by square footage.

Single or 2 Family dwelling $250

Additions or structural alternations $150

Accessory Buildings consider square footage. Such as under 150sq ft would be exempt, 151-800 would be $150 , and over 800 would be $250.

These were potential fees and no motion was made. It will be on next agenda.

Richard talked about the need for a cover letter for new property owners to help them with regulations.

**Non Compliance issues:** Delmar did check out 237290 North Troy property. He said there are pallets that appear to be intended for a fence but didn’t see animals. Looks rough for a residential property.

Delmar sees the Slagoski Property everyday but did not get in contact with the property owner or Marathon County CPZ.

Property is at 247477 O’Brien Road

Motion by Janet to adjourn. Second by Todd and carried.

Submitted by Clerk Beyersdorff