PLANNING COMMISSION MEETING

NOVEMBER 1, 2021 7 PM

TOWN MUNICIPAL CENTER

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

Meeting was called to order by Paul Anderson, Chair.

Members present Paul Anderson, Glen Carmichael, Tom Domka, Keith Plautz, Janet Sann, Jim Palmer. Zoning Inspector Duane Dittmar and Clerk Lorraine I Beyersdorff. No replacement for Philip Walters yet.

Paul Anderson had invited Darin Pagel, Building Inspector to come and discuss various issues with the Committee members.

Paul asked how Darin knows about buildings in the town. At this time, he does not get any copies of Zoning Permits from the town. A discussion followed that the clerk would scan all zoning permits and submit to Darin. He would make decisions on which need a building permit. In 2020, all buildings with electricity are to be inspected. He said usually he gets contacted after Wisconsin Public service is contacted.

His fee schedule was discussed. From minutes this is what the clerk has, but will get a copy directly from Darin.

$610 house and garage

$710 if house and garage are over 5,000 sq feet

$410 for prefab home

$350 for an addition under 500 sq feet

$450 for an addition over 500 sq feet

$150 for an accessory building

Darin does 7 inspections starting with the footings, foundation, roughing in, electricity, plumbing, heating and final. After the final, he does an occupancy permit. Double fees can be charged if work is done without the permit. He can have owners, open up walls if already enclosed for his inspections.

The committee asked about Tiny Houses, and size limits. These are zoning questions and not part of his inspections. He did talk about Shipping Containers for homes. Merrill added to their ordinance that structures needed to be used only for what they are manufactured for to limit something like that.

Darin can be contacted at 715-218-0822 or Northwindsinspection@Yahoo.com

Commercial inspections are done by Ryan Geiger and Darin does not do them.

Minutes were read by the Clerk. Duane requested a correction that Chris Gritzmacher wanted to enclose porch not Todd Chaignot. Wally noted he talked to Cory Slagoski not Delmar Motion by Tom to approve as corrected. Second by Glen and carried.

Planning Commission Chair Nothing

Town Board Chair-No report

Clerk- no special report

Review and discuss questions of property owners, or potential buyers. Holly Stoerzer attended to discuss a green house on 40 acres on Trapp River Road. Green houses are accepted as conditional uses in Ag Zones within the Zoning Code. She would need a Conditional Use Hearing to approve the permit. The members questioned if it was for growing only or she would sell from the property. If it has a structure to use for public, it would come into State Commercial requirements for building. The committee is for planning and zoning and not inspections of construction.

She will continue to consider the property. She would only have greenhouses on 4-6 acres of the property.

Duane Dittmar Zoning Inspector-

Building permit for shed Tom Williams shed 235630 County Road W.

Motion to approve by Glen, second by Tom and carried.

A concern was brought up that Scott Goree reported that a container was on his lot line. Delmar will drive down the driveway and check it out.

Warren Ament’s daughter has moved into his house and will not stay in the trailer behind the house. Delmar will check this out again.

Janet’s Zoning Permit draft was reviewed. After discussions with Darin Pagel, it was recommended that wording needs to be added that a BUILDING PERMIT may be required.

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

Lorraine I Beyersdorff, Town of Texas Clerk.