PLANNING COMMISSION MEETING

OCTOBER 2, 2023

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 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 of September 11th and September 20th  meetings were read by the Clerk. Motion to approve by Janet, second by Kathy and carried.

**Planning Commission Chair**- Paul asked Andy Walters to attend and review the Zoning Ordinance changes recommended. Andy had to leave early so he was moved forward in the agenda. Andy noted last time we discussed was in April. Changes the committee discussed were reviewed by the Town Attorney. He revised language and Statute references as an update. The Special Event language is a concern. His recommendation would cover more events than the Commission Members were comfortable with. The members will look at other municipal ordinance language before setting a hearing to updating our ordinance. One concern is setbacks for non conforming parcels that were created prior to adoption of the Town of Texas Zoning Ordinance in 2007. The setbacks in Ag Zoning that existed would be 25’. The set back for newly created parcels would be 50’. Clarification is needed on footage for parcel width at road access and parcel width at building site.

Motion by Tom to approve changes to 17.49(5)(b) to establish 300 feet at public road frontage and removing 300 foot at building site in Ag Zone only. Second by Kathy and carried.

**Town Chair**-Nothing special

**Town Clerk-**Nothing special

**Property Owner Questions-**

**New Business-or Old Business-**Members noted that Traska property on Kiwaniis is looking rough with so many little sheds scattered around. Sheds are under square footage for permits, so we have no record. Noted across the road Jarntowski’s is looking rough again.

The map and parcels south of County Road WW was reviewed by clerk and recommended several be added. Questioned why Coushman was included to change to AG. The hearing on the changing parcels from Residential to Ag will be held on November 6th beginning at 7 PM. With Planning Commission meeting after. Question on Prelliwitz Subdivision since Hsu uses for wild ginseng. The Hsus would like kept as Residential.

Nothing was new with Cold Springs/TRT Materials. Delmar did talk to Tom about a conditional use permit. Clerk to send copy of application and try to set for November 6 after County WW meeting.

Discussion on County Zoning. Clerk asked about a referendum. The answer of the members was no because people would be voting on hearsay. It is better for people to come to a meeting and get facts of the potential change. Clerk should send a postcard to property owners for Budget Hearing and County Zoning representative discussion. The meeting will be set for November 28th beginning with County Zoning presentation and questions, followed with Budget hearing, Special Town Meeting and Board meeting.

**Zoning Inspector Permits-**

Todd Sann 155518 Waco Lane-- house and garage

Don Dombrowsky 246650 Shady Lane Rd-- Horse shed

Lenard Wurman 155085 Cliffway Dr—Shelter for trailer

Ryan Wolfe-239490 Chico Road—Storage shed extension

Kathy Hornung-240954 County Road J- Shed for carport

Ed Domka-158083 Buck Trail Road—Storage shed

Motion to adjourn by Tom, second by Kathy and carried.

Lorraine I Beyersdorff, Town of Texas Clerk