TOWN OF TEXAS PLANNING COMMISSION MEETING

SEPTEMBER 9, 2019

After Public Hearing that began at 6:30 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 Burgener. Roll call was taken by Clerk.

Minutes of August meeting were read by the clerk. The road name of Quarry was corrected to Granite. Motion by James Burgener to accept the minutes as corrected and approve them. Second by Philip Walters and motion carried.

**PLANNING COMMISSION CHAIR REPORT-**Jim reported that he had done some research on Wedding Barns. He had talked to the County about their knowledge of restrictions. Our zoning ordinance says a Zoning or Conditional use permit is required for a changing use. A permit will be required for a conversion from a barn to a assembly hall for public use. Enforcement tool found in 17.11 as changing use. Can’t stop for this year, but we can set standards for next year. Philip said the Towns Association is interested in setting guidelines. Neighbors want to know schedule of events in advance to help them in their plans. There are issues with the property such as access location on County Road, size of property and location in a residential neighborhood although it is Agricultural zoned, hours and noise that may be acceptable.

**TOWN BOARD CHAIR REPORT-**Delmar reported Faude issue is currently acceptable. Macomber paid fine. He can not continue on either properties and be farther than 600 feet from adjoining properties. Delmar talked to Town Attorney about the Cleveland property. Delmar will get pictures and distance from Liebers property.

**CLERK REPORT-**Nothing special

**REVIEW AND DISCUSS QUESTIONS OF TOWN PROPERTY OWNERS OR THOSE CONSIDERING PURCHASING PROPERTY IN THE TOWN.** None tonight.

**ZONING INSPECTOR REPORT-** Ray sent email that he is working on three shed permits plus Scott Sann and Timber River Builders per email from Scott that Clerk forwarded to Ray.

**DISCUSSION OF PROPERTIES NOT IN COMPLIANCE-**Covered in Town Board report.

**OLD OR NEW BUSINESS**

Paul Anderson made a motion to recommend to the Town Board to deny the Conditional Use permit for Ruffi property. Second by Philip Walters and carried.

Discussion on vacating Prellwitz Woods Subdivision. Clerk had a call that Peace Haven Drive does not exist and no sign is posted, but the county dispatch has used it in reference for emergency vehicles. Delmar said that he had discussed vacating it with Paul Hsu the owner. He currently has wild ginseng on the property, but does not want the subdivision vacated. The recommendation was that the County sign the location of proposed road if they are going to use for reference.

Jim had a copy of County Zoning ordinance in relation to private driveways that we could use if we want to make changes in our Ordinance. The Commission will need to review more and make recommendations to the Town Board if changes are requested. Clerk will have copies at next meeting.

Motion to adjourn by Glenn Carmichael. Second by Paul Anderson and carried.

Lorraine I Beyersdorff

Town Clerk

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Lorraine I Beyersdorff-Town Clerk