PLANNING COMMISSION MEETING

April 7, 2025

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, Tom Domka, Kathy Hornung, Keith Plautz, Janet Sann and Todd Chaignot. Duane, Zoning Inspector and Clerk also in attendance.

Minutes of the February meeting were read by the clerk. Jankowski address corrected to 240216 County Road WW. Also, Lloyd Brandenberg was 66” wide. Motion by Janet to approve the minutes with corrections. Second by Todd and carried.

**Planning Commission Chair**- Review at end of meeting.

**Town Chair**-Delmar noted that TRT blasting has seismographs recording on neighboring lots and recorded to send in. Vinnie Bonino from Shane’s office will work on Solar and Wind ordnances. Ordinances need to be in place prior to applications.

**Town Clerk-**Nothing special

**Property Owner Questions-**Jankowski on Bull Lane would like to go through with Body Shop at 240216 County Road WW. The property is in Ag Zoning and a Body shop is not a conditional use. Discussion on rezoning to commercial or changing zoning to add a body shop as a conditional use in Ag Zone. No decision made. Paul will talk with County Zoning.

**Building permits:** Mao Yang requested a permit for a green house. Setbacks are met. Steel frame with plastic cover . Approx cost $5,000. Permit $250 dollars. Motion to approve by Gary, second by Kathy and carried. Located at 154320 County Road WW.

Rodney Thorn’s-hunting shack was lost due to fire. Motion to approve waiving the fee for replacement due to fire by Janet, second by Keith and carried.

Josh and Julie Cole applied for a cow shed. 28X72 not in the wetlands. 2409116 County Road WW. Motion to approve by Kathy, second by Todd and carried.

James Madden applied for a storage shed permit at 159916 Granite Road. All set backs met. Motion to approve by Kathy. Second by Keith and carried.

Properties that are Non-Compliant- O’Brien Road nothing changed but doesn’t look like still being lived in. This is Slagoski property.

Ossig Property is becoming a dumping ground. Chair will try to find out about rocks or something across driveway.

**Business-or Old Business**: A motion was passed last month to put the conditional use language in all residential zones for animal units allowed. The cost of hearing would be in the Municipal Code and options for expiration. That way fees and options can be changed without changing the zoning code.

Gary wants to go on record in opposition to the voted change of allowing animals as a condition use in residential properties and wants a revote on the chicken ordinance.

Marj Viergutz questioned compliance on the conditions and how violations will be handled.

Janet added Livestock per Town Ordinance 17.24(3)(f) to each residential zone.

Paul suggested more review of the ordinance for Commercial Conditional uses in 17.54(3)(b).

Duane Dittmar suggested storage facilities to be acceptable in Commercial Zone (ap) to make units currently in town meet the ordinance.

Janet requested copies for each so all page numbers match, then review.

Reminder Thursday the 10th of April is the Vertical Bridge Hearing for the Borchardt property.

Paul would appreciate members to review 17.49 (x) Radio Tower before the hearing.

Need to consider review of the Land Use and Comprehensive Plan. Last Revision was 2018 and needs to be reviewed every ten years.

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

Submitted by Clerk Lorraine I Beyersdorff