PLANNING COMMISSION MEETING

August 4th, 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.

The meeting was called to order by Chair Paul Anderson.

Roll Call was taken. Members were present: Paul Anderson, Gary Bootz, Todd Chaignot,

Tom Domka, Keith Plautz and Janet Sann. Duane Dittmar, Zoning Inspector and Clerk Hornung and Treasurer Beyersdorff were also in attendance.

Clerk- Nothing new

Corrects of June 2nd, 2025, minutes.

Tom makes a motion to accept with changes and 2nd by Gary.

Delmar- Nothing

Any other new business

Discussion with Ray Bormann about the property on Granite Road that he bought. About putting in the driveway. He will deed over 4.9 acres to his daughter and wants to put in one driveway and eventually split off the two houses. Was told that must have 2 driveways and be 100 feet apart and 25 feet off the property line. And 310 feet of frontage for his daughter as well as his property. If an ambulance comes and there are 2 houses and 1 address which house do they go to.

Discussion with Timekeeper Distillery about the Hewitt-Texas School. He has the Distillery in Wausau and would not need a liquor license because of being within 10 miles away can transfer to the school.

Is looking at using the school for a cannery in the middle. On the right side of the school a gathering house for events. And possibly apartments on the left side of the school.

Jim Burgener donated the land and may have to go back to him. Delmar talked to Jim about it and the land will stay with the school.

We told Dan from the Distillery that we do not allow residential in commercial property. Don’t plan on apartments at the school. He would be doing industrial shipping containers for storage because they order in bulk.

C-1 Commercial district – could not do apartments.

17.54 Page 63 with commercial must go through the state. Dan said this year would probably only be used as storage. Hopefully next year.

Discussion with Lloyd Brandenberg about building a road. He needs 300 feet road frontage to build. Lloyd said it would be 750 feet drive go North approximately another 700 feet.

When selling the property, the lawyer discourages easements for selling reasons.

Lloyd is selling 5 acres with 40 acres with an easement.

Lloyd must build to the town’s specifications gravel, utilities etc.

Get clarification on the easement. Easement is on file with the county. Can accept with contingent to the road.

With the form for the building the road needs to have 6 people sign. This is a state law to accept the road.

With Behnke road – The town will get road aide on it for the 125 feet.

**Permits with Duane.**

1. Carl Gaustafson- Took out a pool and wants to make a deck extension where the pool was.

Motion to approve by Janet and second by Keith

2. Stan Sabiescyk- Tearing down house and building a new one.

The other permit is voided and credit $125.00 toward new permit.

Motion to approve by Tom and second by Keith

3. Dylan Lingnofski- Metal kit car port- behind garage Shady Ln and Hwy W

20 X 24 Setbacks okay.

Motion to approve by Tom and second by Todd

4. Delmar Winter- Putting up 2 silos’ 16 X 70

Motion to approve by Tom and second by Gary

Reports:

Schilling on River Hills is cleared and thinks he is building a house. There are stakes all over the place.

Wally Borchardt called his grandson wants to build a house. Can he put a shed first. On the North side residential. Is R-2 Can a shed be higher than the house. ½ acre is needed.

No to being higher Has to have the house there first.

Motion to adjourn by Tom and seconded by Todd.