



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
September 28, 2022**

Call meeting to order, Pledge of Allegiance and confirmation of meeting notice. – The meeting was called to order at 7:00pm by Chairman Dave Klug. The pledge of allegiance was recited, and Clerk Bob Eichner confirmed proper notice of the meeting

Roll Call – Member present: Chairman David Klug, Vice-Chairman Arlyn Johnson, John Bales, Chad Johnson, Joe Kufahl, Bob Traska, Steve Fischer, Rich Deming, and Andy Jones were present. Also present were Town Engineer Matt Clementi, Town attorney Tim Andringa, Zoning Administrator Jim Micech, and Town Clerk Bob Eichner.

Approval of the Agenda – Zoning administrator noted that item 11, the Lodwick grading plan and Item 12, the Country Aire Project Developer’s agreement, will not be considered at this meeting. Motion by Bales, seconded by C. Johnson, to approve the amended agenda. Motion carried, 9-0.

Any Town Resident to comment on any agenda item – Fourteen residents present commented on the Conditional Use Permit application for the proposed solar array by OneEnergy Development. Five residents were either in favor of the project or preferred the project over residential development. The rest had concerns such as safety, health issues property values, and habitat destruction. There were no other comments.

Approval of the minutes of the August 31, 2022 Meeting – Motion by C. Johnson, seconded by Deming, to approve the minutes of the August 31, 2022 Parks and Planning meeting. Motion carried, 9-0.

Brian A. & Kevin J. Kazmierczk – 3030 Church Road Final CSM for a land division of T7-0683 – request to section off the existing single-family residence from the main parcel. Motion by Jones, second by C. Johnson, to recommend approval of the final CSM to the Town Board for approval. Motion carried.9-0

OneEnergy Development, LLC – 1040 Sherman Road – T7-0621 and -0622 – Conditional Use Request for a proposed Kalmia Solar Project. Ground mounted panels will be installed on approx. thirty-two acres of the total 80-acre combined parcel area. Mr. Eric Udelhofen from OneEnergy presented the proposal for the Solar Array and responded to many of the questions and concerns that the residents brought up in the public comments. After discussion, a motion by C. Johnson, second by Jones, to set the Public Hearing for the CUP for October 26, 2022 Parks & Planning Commission Meeting at 7:00pm. Motion carried 9-0.

Chairman Klug recused himself for the next item. A. Johnson took the Chair.

Brian & Brittney Anhalt; Luke Wassink & Crystal Lindenberg – T7-0331 – CSM Concept Review for a future land division of vacant land on Cedar Creek Road consisting of 34.89 acres into two lots approximately equal in size. The couples presented a conceptual plan for a land division of the subject parcel. After discussion, the Commissions consensus was to have the couples proceed with the CSM. No further action was taken.

Chairman Klug re-took the Chair.

Austin Mozden – 2039 Sherman Road – T7-0730-00C – Conditional Use Request for a proposed outdoor wood burner/boiler. Motion by Bales, second by Jones to set the Public Hearing for the CUP for October 26, 2022, Parks & Planning Commission Meeting at 7:00pm. Motion carried 9-0.

Anton & Janice Matuszczak – 4736 Maple Road – T7-0074, 0075 & 0076 – Concept Plan for Windmill Trace a R-1 Cluster Single Family Subdivision. Update and discussion of road costs and maintenance for the future road extension to the south. – Mr. Matuszczak asked once again for guidance on the need for the south leg of Grainery Road. He said that the cost for the stub would be about \$200,000. Mr. Matuszczak does not believe that the stub will ever be used by any development to the south. A majority of the commissioners' position is that good future planning calls for the stubs to any future developments and should be included on the preliminary plat. No other action was taken.

Zoning Administrator's Report – Attorney Andringa reported on the outcome of the Lodwick trial on September 15th. The Court found in favor of the Town. The next step is deciding the fines to the Town. Mr. Lodwick still must come into compliance with his ground fill. The Erickson's have been inquiring on the processes for a CUP and/or a variance for excessive livestock on their property. Clerk Eichner reported that the remodel is underway, the underground plumbing is complete, and the floor will be poured soon.

Correspondence and announcements – no report.

Adjournment of Parks and Planning Commission – Motion by Bales, seconded by Kufahl, to adjourn at 9:00pm. Motion Carried, 9-0

Respectfully submitted,

Jim Micech, Zoning Administrator

Robert M. Eichner, Town Clerk

Approved: 10-26-2022