

Town of Kinnickinnic
Plan Commission Meeting Minutes
April 18, 2018

- I. Meeting called to order by Gordon Awsumb at 7:00 pm.
- II. Roll Call: Jerry Olson, Jeanne Williams (7:13pm), John Pietenpol, Greg Zwald, Gordon Awsumb, Axel Bogdan, Candace Bettendorf and Nicky Thompson
- III. Pledge of Allegiance
- IV. Statement of Public Notice: Put on file for public record.
- V. Approve Minutes: **Motion** to approve Minutes from 3/21/18, GZ/AB, CB abstains, all in favor.
- VI. Comments and suggestions from Citizens regarding the Town of Kinnickinnic: Candace Bettendorf announced Jeanne Williams brother Steve Vorwald passed away. Peter Bloch requested to speak during CBA discussion.
- VII. New Business
 - a. Concept Review for Richard & Anne Krumm, 518 Trout Brook Road: Dick Krumm was present to explain his concept map. Krumm would like to consolidate land associated with 516 and 518 Trout Brook Road and then subdivide one lot, making two lots. Consolidating will leave two houses on one lot, Plan Commission advised Krumm to talk to the County, can not have two septic systems on one lot. Plan Commission also suggested Krumm check into flood plains and confirm with the County. Once concerns were addressed with the County, Krumm was welcomed to file an application and come before the Plan Commission again.
 - b. Certified Survey Map for Megan Purfeerst, 261B Highway 65, create Lot 3: Ed Flannum, surveyor, to present CSM. Purfeerst is planning to split an existing 6 acre lot, using 2.28 acres to build a house. Flood plains are established with no issues. Last subdivision was in 2006. **Motion** to recommend to the Town Board to approve the CSM as presented AB/JW, all in favor.
 - c. Zoning change request for Peter Bloch 309 N River Road: Bloch, with partners Abby and Jody Testaburg, are applying for a license with the State of Wisconsin to grow and process industrial hemp on site. St Croix County has suggested they request to re-zone to Ag-2 and apply for a conditional use permit. After a discussion a **motion** was made to recommend to the Town Board to forward, for approval, to the County for a zone change from Rural Res to Ag-2 with a conditional use permit allowing the bulk processing of industrial hemp, JP/GZ, JW abstains, all in favor.
 - d. St Croix County Comprehensive Zoning Ordinance: Awsumb spoke to John Hilgers at St Croix County. The Town of Kinnickinnic is currently almost entirely zoned Rural Residential. The County is considering changing to Residential Rural or Residential Neighborhood. Nothing is passed, the County hopes to have a complete draft by Fall 2018. Alex Williams added this is a density standard and the County is requesting feedback from the towns, etc in St Croix County. Awsumb will contact the County and invite the County to present to the Plan Commission and Town Board at an open meeting.
 - e. Submittal procedure and requirements: Suggestions were made for a checklist to use for Minor Subdivisions including: 1. Summary of what is being proposed 2. Copy of existing CSM and Concept Map 3. Last subdivision date 4. Part of the ETZ? 5. Google map; as well as items listed on Page 16 of the Subdivision Ordinance. The Town used to have a Deputy Zoning Administrator to answer questions

and clarify Concept Maps and Certified Survey Maps, there is no longer a DZA in the Town. Awsumb and Thompson will work on a draft for submittal requirements.

f. Commission Terms renewal, John Pietenpol's term expires 4/30/2018: Pietenpol was nominated for another term on the Plan Commission, 5/1/2018 - 4/30/2021, GA/GZ, JP abstains, all in favor. Pietenpol accepts.

VIII. Old Business

a. Status of CBA: Pietenpol made minor changes to Bloch's letter and forward to Buddy Lucero at the City of River Falls. Lucero met with the City Attorney who is working to incorporate changes into a new draft. The City plans to get the new draft to the CBA Negotiating Team by 4/23/2018. The new draft will be forwarded to members of the Plan Commission for feedback. If received in a timely manner, the CBA NT plans to meet with the City before the next Plan Commission meeting. After that meeting, Town Attorney Loberg will be asked to review the draft, with the scope limited to areas Loberg addressed in his letter to the Town.

IX. Comments and suggestions from citizens regarding agenda items: None

X. Chair Announcements: Next Plan Commission Meeting, Wednesday, May 16, 2018 7:00pm.

XI. Adjourn: **Motion** to adjourn at 8:53pm, JO/AB, all in favor.

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