

**Town of Kinnickinnic**

**Plan Commission Meeting Minutes**

**December 12, 2018**

- I. Meeting called to order by John Pietenpol at 7:00 pm.
- II. **Roll Call:** Jerry Olson, Jeanne Williams, John Pietenpol, Greg Zwald, 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 11/28/18 as written, JW/GZ, all in favor, Bogdan and Pietenpol abstain.
- VI. **Comments and suggestions from Citizens regarding the Town of Kinnickinnic:** None
- VII. **New Business**
  - a. Susan & Jon Williams, zoning district change for a wedding barn, G1 & G4 to Ag-2: Susan Williams is present. After some discussion it was determined that the zoning change was recommended to the County by the Town Board at the August 7, 2018 Town Board Meeting: "Recommendation from the Plan Commission: Sue Williams, change zoning to Ag-2: Sue Williams is present to answer any questions regarding her request. Olson stated the Plan Commission reviewed this request and had no objections. Nelson asked if there is any concern with erosion, Williams stated the DNR was satisfied. Wolfe suggested checking with Mike Moody at the Fire Department to make sure they have no concerns, family use vs commercial. *Motion* to approve recommending the Williams barn to change to Ag 2 zoning, DN/AW, all in favor." Williams thought the Town needed to recommend approval of the Wedding Barn as well, separate from the zoning change, this was not the case. The County approves the Wedding Barn.
- VIII. **Old Business**
  - a. St Croix County Comprehensive Zoning Ordinance: John Hilgers Senior Planner from St Croix County is present to answer questions. Hilgers handed out a Residential District Summary Table comparing current zoning of Rural Residential with two new proposed zoning options R1 and R2. Broad definitions: R1 limits development, preserves agriculture and R2 favors residential development. There was a discussion about setbacks, Hilgers said R2 setbacks need to be addressed, may be the same as Rural Residential. Residents in Ag1/Ag2 can change to R1/R2 with no fee. Hilgers stated residents currently in Rural Residential will not be allowed to switch to Commercial during this zoning change. Two Commercial parcels exist in Kinnickinnic, are they both active? Sherwood Forest is active, the one on Highland Drive will be contacted to confirm commercial status. Hilgers will clarify a question regarding land size/animal units, land has to be contiguous in R2, non-contiguous in R1? Thoughts are to zone all of Kinnickinnic R2, if a resident wants to be R1, come to the Board and will get R1 with no fee if done before County's deadline. Question was asked if new zoning would affect taxes, no, taxes are based on land use, not zoning. It was clarified that under current Rural Residential zoning, no livestock is allowed on parcels less than 3 acres. Bogdan had concerns in the table of land uses, some seem to be dependent on amount of acres. Hilgers noted the concerns, stating the County created a more comprehensive list than current during this process. Hilgers also stated more is allowed in the proposed R2 than current Rural Residential. Residents are encouraged to view the proposed zoning and call John Hilgers with any questions/concerns. <https://www.sccwi.gov/839/Comprehensive-Zoning-Update>

A mass mailing was discussed, to inform residents of the proposed zoning changes. Bogdan will draft a letter to be reviewed in January.

- IX. **Comments and suggestions from citizens regarding agenda items:** None
- X. **Chair Announcements:** *Next Plan Commission Meeting Wednesday, January 16, 2019*
- XI. **Adjourn:** *Motion* to adjourn at 9:25pm, AB/CB, all in favor.

THESE MINUTES FROM THE TOWN CLERK OF KINNICKINNIC ARE FOR CONVENIENCE PURPOSES ONLY FOR ELECTRONIC FILING AND MAY NOT REPRESENT THE MOST CURRENT VERSION. THEREFORE, THEY ARE NOT CONSIDERED A LEGAL REPRESENTATION OF THE OFFICIAL COPY. IF YOU REQUIRE A COPY OF THE OFFICIAL VERSION OF ONE OF THESE DOCUMENTS, PLEASE CONTACT THE OFFICE OF RECORD FOR THAT DOCUMENT.