

Town of Kinnickinnic

Plan Commission Meeting Minutes

September 19, 2018

- I. Meeting called to order by John Pietenpol at 7:00 pm.
- II. **Roll Call:** Jerry Olson, Jeanne Williams, John Pietenpol, Greg Zwald, Gordon Awsumb (7:15pm), 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 8/15/18 as written, JW/AB, all in favor, GZ abstains.
- VI. **Comments and suggestions from Citizens regarding the Town of Kinnickinnic:** None
- VII. **New Business**
 - a. From the Town Board: Review new information for CSM for Paul and Leann Hanson, 26 saddle Club Road, create 1 new lot: Larry Murphy is present. The CSM is back from the Town Board for review due to comments from Dave Nelson. Nelson's concerns with the CSM are the driveway slope, greater than 12.5% and culvert, was 3 - 30 inch, replaced with 1 - 30 inch culvert. Murphy stated Paul Hanson shared that the culvert was fine after a 2 inch and 4 inch rain. Olson stated he is concerned with the slope of the driveway if greater than 12.5%. Murphy handed out a copy of the CSM with elevations taken at breakpoints from the centerline, the greatest slope was 6%. A *motion* was made to recommend the CSM to the Town Board based on the new information provided and changes made to the CSM reflecting the proposed driveway location, JO/CB, all in favor.
 - b. From the Town Board: Opinion and recommendation of CBA: Olson started the conversation by reminding everyone that the Plan Commission was asked, by the Town Board, to find the best agreement with the City of River Falls and present that agreement to the Town Board. Comments and opinions of the Plan Commission members included: 1. Getting an agreement where everyone feels that they win is rare, this is the best agreement we can get from the City, it is reasonable for the Town of Kinnickinnic. 2. Current status quo is property owners in 0-1.5 mile and 1.5 -3 mile are frozen, no one can do anything, an agreement releases the 1.5-3 mile property owners, agreement is acceptable to move forward with the process. 3. Cons of the current draft of the agreement include representation of property owners in the 0-1.5 mile and trust with the City. Pros include changes will be development driven, hunting rights maintained, special assessments addressed and the number of property owners affected has shrunk. 4. State gave the City the right to create ETZ during a time of growth, should have had limitations, State should address. 5. Good agreement, many concerns addressed, go to Public Hearing, Town Board should consider resident feedback when making final decision. Property owner concerns: 1. No one on the Plan Commission or Town Board has property in the 0-1.5 mile, does not affect them. 2. Will Town stand with property owners if the City breaches the agreement. The City has a tentative date and time for the Joint Public Hearing regarding the Cooperative Boundary Agreement (CBA) between the City of River Falls and Town of Kinnickinnic for Tuesday, October 30, 2018 at 6:30pm at the River Falls Public Library. It was suggested a time and place be negotiated once the City completes its processes.

VIII. Old Business

a. St Croix County Comprehensive Zoning Ordinance: An email from John Hilgers was forwarded to the Town Board (and Plan Commission 9/19), Subject: NOTICE OF TOWN CLUSTER MEETING FOR COMPREHENSIVE ZONING ORDINANCE UPDATE - ST. CROIX COUNTY, October 29, 2018, 6-8:30pm at the St Croix County Government Center. Bogdan and Zwald plan to attend.

b. Submittal procedure and requirements: Pietenpol had suggestions, they were given to the Clerk to update the documents and use moving forward.

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

X. **Chair Announcements:** Next Plan Commission Meeting, Wednesday, October 17, 2018 7:00pm.

XI. **Adjourn:** *Motion* to adjourn at 8:26pm, JW/JO, all in favor.

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