

Town of Arena

PLANNING & ZONING MEETING

Monday, February 28, 2022 at 6:00pm

Town Hall of Arena, 148 US Highway 14

Committee Members Present: Mark Hottmann, Cheryl Schmidt, Ingmar Nelson, Wayne Schutte, Cheryl Heck. Absent: Rand Schott

Others Present: David Lucey, Bill Gauger, Andrea Joo, Joni Johnson-Kropp, Tyler Hanold, Nick Hanold, Stephanie Osborn, Leah Forseth, Evy Halverson, Lauren Forseth, Cole Rasmussen, Linda Schutte, Mike T. Hogan, Chad Sturdevent, Dennis Arneson, Robert Davenport, Jon Joo, Tom Forseth, Ryan Osborn.

- Meeting was called to order by Chairman Mark Hottmann at 6:00pm and Roll Call was taken. All present except Rand Schott.
- Schutte made the motion to approve the current agenda, Schmidt seconded.
- Verification of proper notice was given: Arena Town Hall, Arena Post Office, TOA Facebook & Website.
- Approval of previous month's meeting minutes was made by Schmidt and seconded by Schutte.

- Mike Hogan, Building & Driveway Permits, Hogan Family Property on Coon Rock Road. Mike has an agreement with the Hogan Family signatures for the shared driveway. Schmidt made motion to approve Building and Driveway permits, Schutte seconded and motion was carried. Fees paid and application approved.
- Nick Hanold, Building & Driveway Permits, Peterson Road. Planning on breaking ground in April. Schmidt made motion to approve Building and Driveway permits, Heck seconded. Fees were paid and application approved.
- Tyler Hanold, Building & Driveway Permits Peterson Road. Schmidt made motion to approve Building and Driveway permits, Heck seconded. Fees paid and application approved.
- Dennis Arneson, Rezone 35 acres on Frame Rd from A1 to AR1. Dennis is selling land to Chad Sturdevent, 35.33 acres, and he would like to be able to build on the land at a later time. Nelson made the motion to approve the 35

acres on Frame Rd from A1 to AR1. Heck seconded and the motion carried. Fees were paid and application approved.

- Jon Joo, Building Permit, 6031 Coon Rock Rd. Nelson made the motion to approve the Building permit with the condition that the existing house be torn down within one year of completion of new house. Schultz seconded and motion carried. Fee paid and application approved.
- Leah Forseth, Conditional Use Permit, Demby Rd, formally Nancy Kollat's Farm. Schmidt made motion to approve the conditional use permit, Schutte seconded, and motion carried. Fee was paid and application approved.
- Cole Rasmussen, Land Division and Driveway Discussion with possible permit pertaining to 6333 Highway 14 property.
 - 150 acres will be divided into 4 equal parcels with the current home being one parcel. Cole and brother Brenner will build on two of the parcels. Current house would possibly become employee housing.
 - John Rasmussen owns the land and will need to send a letter of approval that authorizes Cole into dividing the land and getting building and driveway permits.
 - He will also need to provide the board with a CSM.
 - The parcels will each be 5.01 acres and rezoned to AR1 Schmidt made motion to divide the land into four parcels and rezone to AR1 contingent on receiving the letter from John Rasmussen and CSM. Nelson second and motion carried.
- Robert Davenport, 6560 Highway 14, discussion on opening small landscaping and supply business. Land is already zoned B2.
 - 7 acres zoned B2. Plans to remove 400 pines to clear area for supplies, buildings and green houses to be able to grow own landscaping plants. Heck mentioned a Scenic Easement that Davenport will need to research. Davenport is asking for conditional use permit for landscaping business. Heck made motion to approve conditional use retaining to anything needed for landscaping, including but not limited to trees, scrubs, plants, fertilizer, tools, grass seed, etc.
 - May need driveway updated and widened and Davenport stated the lighting coming from the property will be subtle.
 - Davenport will get his business plan in writing and come again before the committee.
- Stephanie & Ryan Osborn, 7773 Knight Hollow Rd, 115 acres, Land use change. Existing house and driveway is already on property- they would like

to build a new house and extend the driveway to the new house. Variance currently states that two or more houses need to be within 300 feet of each other, the Osborn's would like to build the new house 900 feet away from current one. Well and electric is already at new site. Heck made the motion to approve allowing new home building to be farther than 300 feet from existing. Schutte seconded and motion carried.

- Public Comments: No public comments
- Schutte made motion to adjourn, Nelson seconded.

Next meeting will be held March 28th at the new time of 7:00pm.

Submitted by Joni Johnson-Kropp, March 28, 2022