

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
October 9, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Ryan Burnett, Jim Hampton, Jay Wittman, and Steve Plunkett. Also present were Building Inspector / Assistant Zoning Administrator, Paul Kufahl and Community Development Director, Steve Kunst. Tom Steele and Tonia Westphal were excused.

MINUTES:

**Motion by Jim Hampton, second by Jay Wittman to approve the minutes of the September 25, 2019 Plan Commission meeting, as presented. Motion carried 4-0 with Steve Plunkett abstaining.**

OLD BUSINESS:

- a. *Discussion and recommendation on potential amendments to RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Docket #2019-40*

Community Development Director, Steve Kunst, presented the proposed amendments highlighting the incorporation of the previous meetings input. In addition to that feedback, he also indicated a change in code language that would allow for structures larger than 2000 square feet via conditional use for properties with an approved agricultural use. The Plan Commission was accepting of the proposed changes and suggested additional amendments that would allow for detached buildings on properties without a principle structure.

Kunst noted the Zoning Board of Appeals suggested allowing smaller temporary structures on “recreational” properties to allow property owners a way to safely and securely store ATVs, small tractors and other property maintenance type equipment. The Plan Commission felt it a reasonable request and discussed parameters that could apply to these structures. They suggested allowing structures as large as 1000 square feet via special use request on parcels equal to or larger than five (5) acres in size outside of platted subdivisions and limiting utilities to electrical service only and increasing setback requirements to those of a principle structure.

- b. *Discussion and recommendation on potential amendments to RMMC Section 17.214(3) – Electronic Message Sign Requirements. Docket #2019-23*

Kunst noted the Plan Commission, at its August 9<sup>th</sup> meeting, recommended an amendment to the Town’s Zoning Ordinance allowing properties zoned SO to apply for a conditional use permit for an electronic message sign. He indicated the recommendation was presented to the Town Board; however, the Board referred the item back to the Plan Commission to consider increasing the required setback from

residential properties for proposals in the SO district. Kunst suggested increasing the setback to 150 feet in the SO zoning district, which would give most SO zoned properties the ability to apply.

The Plan Commission accepted the increased setback and requested the addition of the Suburban Residential – 2 (SR-2) zoning district for future church or school properties.

**CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:**

Town Board – Kunst noted the Town Board approved all recommended items from the previous Plan Commission meeting and staff has been working with the applicants to complete the necessary Developer’s Agreements.

Development – Kufahl indicated he anticipates 30 or more housing units for the 2019 building year, with an estimated five (5) to eight (8) more foundations going in the ground yet this year.

**PUBLIC COMMENT:** None Received

**ADJOURN:**

**Motion by Jay Wittmann, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 6:45 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator