

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
March 9, 2016

Chairman Kevin Mataczynski called the meeting to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Harlan Hebbe, Laura McGucken, Tom Steele, Christine Nykiel and Ryan Burnett. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, seconded by Harlan Hebbe to approve the minutes of the February 24, 2016 Plan Commission meeting, as presented. Motion carried 7-0.**

Public Hearings:

- a. Thomas and Connie Schuette, owners, request a Comprehensive Plan Future Land Use Map amendment from 'Cropland, Other Agriculture, and Forest Land' to 'Residential' and a Zoning Map amendment from 'Rural Residential' to 'Suburban Residential – 2' for the property addressed 2600 Goldenrod Road, parcel #34.222807.010.000.00.00. Docket #2016-10*

Chairman Mataczynski noted this is a public hearing item and asked Community Development Director Kunst to provide a description of the application prior to opening up for public comment.

Kunst noted the public hearing is a multi-part request requiring the Plan Commission to make recommendations on a Comprehensive Plan Future Land Use amendment, which would change the subject property from 'Cropland, Other Agriculture, and Forest Land' to 'Residential' and a Zoning Map amendment that would change the subject property from 'Rural Residential to Suburban Residential – 2'. Kunst indicated the zoning change would reduce the minimum lot size from 35 acres to 20,000 square feet. Plan Commission members were made aware of additional documentation included in their meeting packets, comprising of a zoning map indicating the subject properties location and surrounding zoning districts, as well as the official map for the Town of Rib Mountain with future planned streets shown.

Tom Radenz, REI, owner representative, expounded upon Kunst's description by displaying an aerial image of the property with the proposed Certified Survey Map overlaid and an image of the current zoning districts surrounding the property. Mr. Radenz noted that the zoning change would make the property consistent with all adjacent properties and that consideration was given to the Town's future road plan when they established the proposed Certified Survey Map.

Plan Commission members and Mr. Radenz then discussed possibilities of future parcel development. Laura McGucken questioned access from County Highway KK (KK) and Goldenrod and lot quantity potential. Jim Hampton asked if private sewer and water was an option and what impact municipal sewer and water would have. Ryan Burnett questioned the development of the future roads map.

Radenz noted that in a previous meeting, Mike Heyroth of the Rib Mountain Sanitary District indicated that municipal sewer and water would be possible, although a sewer lift station would be required due to topography. Radenz also noted he believed private systems might also be possible depending on soil conditions. Additionally, he noted the proposed parcel layout would accommodate the extensions of Buckthorn Ct and Magnolia Ave with lot development on either side of the roads or future development could be limited to the four proposed lots. Kunst verified the Town would control access to Goldenrod Rd, while Marathon County would control access points to KK, and the development of the future roads map was completed by looking at anticipated future land use activities.

Chairman Mataczynski opened the public hearing portion of the public hearing.

Mike Gilles, 6810 Bittersweet Rd, questioned the impact of municipal sewer and water on neighboring properties and believed that 20,000 square foot lots are too small for that area. He also asked how much control Plan Commission has over future development.

Plan Commission members responded by indicating they were unsure how municipal sewer and water would impact neighbors, but believed that sanitary district boundaries and function of private systems would dictate future expansion. It was also noted that all surrounding properties are currently zoned the same as the request, with 20,000 square foot minimum lots, but previous developers have chosen to create larger lots. Members also stated that they do have some control over future development due to the process required to approve future plats.

Sue Weimerskirch, 7010 Bluebell Rd, also questioned the role of Plan Commission and public input in future development proceedings, as well as, stating concerns for traffic safety from KK to and from potential future development. Ms. Weimerskirch also indicated that she would like to see the Town consider bike and pedestrian traffic as the area develops. Additionally, she voiced concern of a financial disadvantage to neighboring properties not being on municipal sewer and water.

Kunst explained the process for future development and what role the Plan Commission serves, as well as what input the public can have. Multiple members of the Commission echoed the same traffic safety and bike/pedestrian concerns as Ms. Weimerskirch. Chairman Mataczynski and Harlan Hebbe addressed potential options for neighboring properties in regards to sewer and water development.

Jackie Michael, 2609 Goldenrod Rd, questioned the ability of developers to deforest the subject property and voiced concerns over future sewer and water expansion and whether or not residents would be required to abandon their private systems, as well as, the impact on area schools.

Plan Commission members indicated the current owner could log the property if they desired, and that ability would not change with the proposed amendments. Hebbe provided a personal story of sanitary expansion and what it typical entails.

Bob Germinaro, 2501 Goldenrod Rd, sought verification of current land use and how future land use compares to the surrounding areas. He also asked how quickly development could take place and, if recommended for approval, when Town Board would act on this item.

Radenz indicated that the current property is not in the Managed Forest Law (MFL) program and that the proposed amendments would make these parcels consistent with all surrounding properties. Kunst stated development timelines can vary greatly, but even when a development is proposed the process of approvals can take a number of months, citing the Woodlawn Pines Plantation subdivision expansion as an example. Kuns also noted that if Plan Commission recommends approval, Town Board would make the final decision.

Cory Holzhauer, 6950 Bluebell Rd, indicated that a driving factor for the purchase of his home was the future land use map, which indicated 'Cropland, other Agriculture, and Forest' for the subject parcel and is disappointed in the potential amendments. He also questioned the property owner's motivation for the change and if there is an appeals process, should the amendments be approved at Town Board.

Mr. Radenz spoke to the motivations of the property owner noting that a person's interests and ambitions change over time.

Sean and Kerri Spromberg, 7102 Bluebell Rd, via written correspondence indicate concerns related to traffic safety, potential tax increases, stormwater management, and infrastructure maintenance.

Chairman Mataczynski closed the public hearing.

Plan Commission members briefly discussed public notice and Town Board procedures with the public.

**Motion by Tom Steele, seconded by Jim Hampton to recommend approval of the Comprehensive Plan Future Land Use Map from 'Cropland, Other Agriculture, and Forest Land' to 'Residential' for the property addressed 2600 Goldenrod Road. Motion Carried 7-0**

Prior to a motion for the zoning map amendment, Ms. McGucken noted that Rib Mountain has had a history of good neighborhood development, and that she was confident this project would be also. Commissioner Burnett also requested that the public's concern about bicycle and pedestrian traffic, as well as sanitary district expansion be specifically noted for Town Boards review and for consideration during future plat reviews regarding this property.

**Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the Zoning Map amendment from 'Rural Residential' to 'Suburban Residential – 2' for the property addressed 2600 Goldenrod Road. Motion carried 7-0.**

Tom Radenz, REI, indicated that he would not be available for the March 15<sup>th</sup> Town Board meeting and requested that Town Board action be scheduled for the first meeting in April, so that he may be present to answer questions if necessary. Plan Commission was comfortable with the request and noted to the

public the Town Board would see the recommendations related to the property addressed 2600 Goldenrod Road at the Tuesday, April 5, 2016 meeting.

NEW BUSINESS:

- a. *Thomas and Connie Schuette, owners, request a Certified Survey Map review for the property addressed as 2600 Goldenrod Road, parcel #34.222807.010.000.00.00 Docket #2016-11*

Kunst noted that a recommendation of approval for this item would be contingent upon Town Board's approval of the Comprehensive Plan Future Land Use Map and Zoning Map Amendments.

Laura McGucken indicated she was happy to see that the CSM took the future road map into consideration, and that based on the potential zoning change to Suburban Residential – 2, that all parcels conformed to the necessary parcel size requirements.

**Motion by Laura McGucken, seconded by Harlan Hebbe to approve the Certified Survey Map, pending approval of the Comprehensive Plan Future Land Use Map amendment and the Zoning Map amendment from the Town Board. Motion carried 7-0.**

- b. *Pre-application discussion regarding a potential Comprehensive Plan Future Land Use Map and Zoning Map amendments for the property addressed 6221 Dogwood Road, parcel #34.202807.002.002.00.00. Docket #2016-12.*

***Prior to discussion of New Business item b, Commissioner Ryan Burnett was recused from his seat on Plan Commission, creating a 6-member voting body, in order to act as a resident for the next discussion.***

As a resident, Ryan Burnett, initiated discussion with Commission members to get their feedback on the potential placement of mini-warehouses or self-storage facilities on a property he owns on Dogwood Road South. Mr. Burnett noted he is currently doing some high-level research and there appears to be a need for additional storage facilities within the Town.

Commissioners Steele and Hampton asked for parcel identification and size clarification. Mr. Burnett noted that the size of the parcel is 10 acres, but only 3-4 acres would be used for the storage facilities, while the additional acreage could be used as a residential property at some point.

Hampton and McGucken addressed long term concerns about the use of the surrounding mining area and its reclamation, and asked that this area be reviewed during future land use and comprehensive plan updates. McGucken also noted that she is concerned with the interaction of commercial uses in potential residential neighborhood areas and that the Town needs to consider the impact of additional commercial spaces along South Mountain Road, but understands that there is a need for self-storage facilities.

Commission members then discussed the nearby storage development on South Mountain Road near Thornapple and the process required for that development, which included a storm water management,

landscaping, rezoning to UDD and bufferyard requirements to adjacent residential property. Kunst noted that a rezoning of this property would be required, and that a UDD zoning classification would be the most efficient. McGucken agreed and stated that it would also allow for more control from Plan Commission if at some point the storage facility would no longer exist.

Chairman Mataczynski and Tom Steele summarized that Commission generally did not disapprove of the project and that, if developed correctly, storage facilities could be a possibility.

- c. Discussion on Rib Mountain Municipal Code Section 17.056(8)(x) – Detached Energy Systems related to permanently placed generators, or similar energy producing devices.*

***Upon completion of discussion of New Business item b, Ryan Burnett was reinstated to his position on Plan Commission, reestablishing a 7-member Commission.***

Tom Steele began discussion by asking what needs to be established to allow staff to approve generators and solar panels. He also asked staff if the Conditional Use process is currently required for all such systems. Kunst noted that is the current process and indicated staff is seeking clarification/direction as to the intent of the current ordinance. Specifically, whether a potential amendment to the Town's Ordinances permitting residential generators and solar panels by-right along with the creation of Performance Standards would be an option, or if Plan Commission would like to continuing seeing them as Conditional Uses.

McGucken noted that she believes a public hearing for these types of systems may be necessary, although she felt that the parameters for generators are fairly well established based on previous discussions. Chairman Mataczynski and Hebbe felt that solar panels are less intrusive than generators and that if installed correctly can produce a nice appearance. Nykiel stated that hearing from neighbors that may be affected by the placement of detached energy systems might be a good way to better understand concerns about some of the new technologies available before making ordinance changes. Hampton reiterated the thoughts of McGucken, indicating that previous approvals of generators have established a set of criteria for those systems and that he is comfortable with staff approving those with established performance standards. Hampton also felt that solar panels are a different system that needs to be better defined by Plan Commission.

**CORRESPONDENCE/QUESTIONS:**

- a. Town Board Update*

Kunst noted the Town Board had approved the fencing ordinance amendments, as recommended for approval at the last Plan Commission meeting. He also indicated they plan to approve the Electronic Message Sign ordinance amendments, pending additional language allowing the continued use of electronic signs for fuel prices at fueling stations.

**PUBLIC COMMENT:** None

ADJOURN:

**Motion by Tom Steele, seconded by Jim Hampton to Adjourn. Motion carried 7-0. Meeting adjourned at 8:10 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator