

**TOWN OF SOMERSET PLAN COMMISSION**

**November 17 2008**

**Minutes**

**7:00-10:20 pm**

Meeting called to order 7 pm

Present: Larry Rauch, chair; Sherrill Schottler, secretary; Paul Boerger, Criag Letourneau, Miles Wittig,

Absent: Peter Johnson, Doug Plourde, Lenny Germain

Agenda was reviewed. Letourneau moved, Boerger seconded motion to approve agenda. Motion passed.

Minutes Of October meeting were reviewed. Letourneau moved, Boerger seconded motion to approve. Motion passed.

There were no concerned town residents.

There was no report from the October Town Board meeting.

**Park and Rec Committee:** Boerger gave report on site visits to area ball fields. At this time the committee is now waiting to get some specific direction and commitment on expected action from the Town Board. Park and Rec committee also feels it is now time to get some professional advice on how to lay out a ball field site; this will cost some money and P & R committee needs to know if Board is interested in spending money for this site planning. P & R committee will now not proceed with anything until Board decides what they want done.

**Subdivision Ordinance:** Commission is waiting for Board to set a date for a joint meeting sometime in early part of 2009.

**Land Division Worksheet:** Rauch is continuing to work on it to make it streamlined.

**Ordinance codification:** Plourde will report when he attends next meeting.

**Other:** Schottler brought to the attention of the Plan Commission. By 2010 the Town Comprehensive Plan needs to be reviewed. At a County Comp Plan meeting Alicia Aiken Cosgrove reminded Schottler that there is state grant monies available to help fund Comp plan review and the PC needs to apply for those grant monies early in 2009.

Schottler also brought an item of concern to the attention of the Plan Commission. During the summer of 2007 the Town did some road work on 50<sup>th</sup> Street that included plans for putting in a new boat ramp and fishing dock with handicap accessibility. In September and October concerned Town residents from the 50<sup>th</sup> St

Pine Lake area appeared at the Town meetings bringing up concerns and issues that the Board was encouraged to address. At one of those meetings it was implied by the Board that the Plan Commission as well as the Parks and Rec committee had reviewed these plans and approved them. Schottler's concern is that this is completely inaccurate. Plans for the new lake facilities were never even mentioned to either the Park and Rec committee or the Plan Commission; therefore there was no review or approval given by them to the Town Board. The Plan Commission was asked at the time of the October regular meeting to review an ordinance regarding citation enforcement on Pine Lake and the Board wanted immediate action. The response of the PC was that the PC had not been given time to review it and tabled it and that if the Board wanted to pass it as is they could but with the expectation that sometime in the future the PC could review and make changes. The urgency at the October meeting was that the Board had to have this ordinance passed to meet a funding deadline. The Plan Commission wanted time to review it but was not given this time. An additional concern from the Plan Commission is that should there be any legal or liability issues or any other problems with this Pine Lake boat and fishing ramp area in the future, the Plan Commission takes no responsibility for this as this entire project was not shared with the Plan Commission.

#### **8:04 pm Land Division, Rezoning**

**Rezoning from ag to ag res** of 119 acres located west of County I at 1951 County I North Somerset, Request by Paul Jahnke. Jahnke presented the adjacent landowner letter notification and return receipt. All of the county paper work is in order and has been reviewed by the Plan Commission. Parcel for Joseph Jahnke as described in the rezoning application submitted to county - recommend approval from agricultural to ag res. Letourneau moved, Wittig seconded, motion passed. Parcel for Roland Jahnke as described in the rezoning application submitted to county – recommend approval from agricultural to ag res. Letourneau moved, Wittig seconded, motion passed. Parcel for Paul Jahnke as described in the rezoning application submitted to county – recommend approval from agricultural to ag res. Letourneau moved, Wittig seconded, motion passed.

**Concept for Steve Meyers:** not discussed as Mr. Meyers was not present.

**Concept rezoning from ag res to commercial for Bill Weber** 260 95<sup>th</sup> St. Clear Lake Wi. Rezoning of approximately 5 acres for establishment of a garden center. One item still missing from this process is the verification from county on how this parcel is zoned. Weber presented an aerial photo showing how garden center area could be delineated and somewhat indicated what traffic patterns might be. Plan Commission reviewed for Weber the language in the Land Use Plan relating to discouraging of spot zoning, p. 51 Sites Suitable for Commercial/Light Industrial Development. It has been the consistent direction of the Plan Commission to disallow spot zoning.

Adjacent landowners had a chance to look at Mr. Weber's plan. Larry Wolf, 294 165<sup>th</sup> Ave Somerset, made a phone call and sent an email to Secretary Sherrill Schottler expressing his concerns on this item. Wolf could not attend the meeting so asked Schottler to read the Wolf letter. Wolf expressed his desire that the Town Board not grant the rezoning request. See attached letter.

After reviewing the plans presented concerned town residents gave comments:

Mark Hoffman 298 165<sup>th</sup> Ave Somerset. Completely opposed based on the fact that spot zoning is expressly discouraged in the Land use plan and Comp Plan. Hoffman also wants his area to remain residential and he is concerned about potential impact on the St. Croix River as this site is in vicinity of the river. Another concern is that Traffic is currently a problem at VV and 172<sup>nd</sup> and 138<sup>th</sup>. and adding more traffic to this site would only increase problems.

Jean Hoffman 298 165<sup>th</sup> Somerset. Concerns are same as Larry Wolf. If Mr Weber should discontinue this business, there is no regulation on what can go in there as subsequent commercial. Also rezoning 5 acres at this time would allow then in the future for the subsequent rezoning of the adjacent 13 acre parcel so the commercial area would just keep growing. Additional concern is traffic and water drainage off impervious surfaces. This area undeveloped is currently serving as a buffer from the highway and helps the neighborhood to retain its rural character.

Art Rutscher 1721 38th St. Somerset Across street from property in question. This corner of 35/64 and VV is already very heavily used and traffic is already an issue; Plan commission needs to determine whether or not any commercial enterprise should go in there in the future = ie traffic concerns.

Leo Durand 396 172<sup>nd</sup> Ave Not in favor of this site being commercial. One does not envision having a commercial enterprise on a town road in an area that has been residential.

Craig Bursch 272 165<sup>th</sup> Ave. Somerset Wants to see Plan Commission designate exactly where the commercial areas are or should be in the Town and not allow spot zoning at this time.

The neighbors continued their discussion of why they are opposed to rezoning this parcel from ag res to commercial.

Carol Kies 1721 38th St. Concerned about the potential for noise increase.

After final discussion and comments Rauch polled the Plan Commission to get their thoughts.

Craig Letourneau: Not a supporter of spot zoning and also hopes that when we review and revise our Comprehensive Plan in 2010 his preference is that the Plan will remain with prohibition on spot zoning.

Paul Boerger: If any commercial entity would go into that spot the garden center could be the most desirable; however there is a serious issue with traffic. Boerger would not be in favor of spot zoning.

Miles Wittig: We've tried to restrict spot zoning and have encouraged people wanting to develop commercial entities go in direction of Village industrial park. We should not start with spot zoning now because it will just lead to potential more in the future.

Sherrill Schottler: Not in favor of spot zoning because it goes against our land use plan and our comprehensive plan. Once we do spot zoning now there will be no stopping it for the future.

Larry Rauch: Turning this down is not setting a precedent: the Plan Commission has stuck to its plan on no commercial spot zoning. There have been 2-3 other spot zoning requests in the last 5 years and all of them have been denied. It is assumed that if the PC recommends no rezoning, both the Town Board and County zoning would agree.

Before the concerned residents left, the issue of revisiting and or revising the Comprehensive Plan 2010 was brought up. The Hoffmans volunteered to help with the review of the Comprehensive Plan.

The Plan Commission then viewed a planning video on preserving a sense of place in the St. Croix River Valley from the St. Croix River Association. It is suggested that when the Plan Commission meets to look at the Comp Plan revision 2010, this video be used as a guide for the citizen input.

There being no further business Letourneau moved, Wittig seconded motion to adjourn. Meeting adjourned 10:20 pm.

Respectfully submitted  
Sherrill Schottler, Secretary

