

Minutes of the Hearing of the Plan Commission of the City of Chetek held on April 27,2023 at 6:00p.m.

Planning Commission attendees were Del Wacker, Scott Bachowski, Shawn Ayers, Dave Swangim, & John Hunsinger. Absent were Mayor Martin & Mark Etten Also in attendance was Secretary for the Planning Commission Mark Eby, Joe Atwood, Joanne Rehberg, Kathy Madison, Tom Spanel, Patti Spanel, & Matt Shilts

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:00 pm on April 27,2023 by Scott Bachowski.

Roll call for the Planning Commission meeting was taken. Present were Del Wacker, Scott Bachowski, Shawn Ayers, Dave Swangim, & John Hunsinger. Absent were Mayor Martin & Mark Etten.

Also present was Mark Eby, Planning Commission Secretary, Joe Atwood Building and Zoning Coordinator, Joanne Rehberg, Kathy Madison, Tom Spanel, Patti Spanel, & Matt Shilts

Compliance with the open meeting law was verified.

Del Wacker made a motion to approve the prior month meeting minutes with 1 change from Shawn made a motion to allow it as an unlisted use. Should have been not allow. 2nd by Dave Swangim Motion carried.

Discussion/Action: Approve or not approve land division at 113 Dallas Street. Joe reviewed the environmental assessment and that looked good. This property is north of the City shop; Matt Shilts discussed there is enough to separate it out to 2 lots. The one lot would be just vacant land and the other lot would have some land and the building on it. Shawn asked if Dan was aware of how it was sectioned off. Dan is aware and is currently using some of the space. Scott said that Dan would like to use some more of the area. Del asked if all the property was in compliance and within ordinance it is. Del made a motion to approve the land division at 113 Dallas Street. Shawn 2nd motion. motion carried.

Discussion/Action: Approve or not approve land revision/relocation of units at Elizabeth Lane Condos. Environmental assessment looks good on Joe's end. Matt said that the condo association was created back in the late 90's and there was a revision in the early 2000's. The construction of the current units were off and not from what is shown on the plat. So with that being said the ones that would be built as part of the process will be that the condo association will need to act on it. Joe said they do meet all the setbacks. The cul-de-sac is a private one so it does not need to follow the state. Matt said that the current units that are built are set back currently with Dan's approval. Del wants to know why it's a private cul-de-sac. The City does not own that drive/road and does no maintenance to that road. The current road will stay part of the condo association. Units 102 and 104 which were shown on the new map have added a little more area and reconfigured the garages so there is a little more room for the driveways. Scott asked if they meet all the ordinance requirements and Joe says yes. Scott made a motion to approve the land revision/relocation of the units at Elizabeth Lane Condos. John Hunsinger 2nd motion. motion carried.

Discussion: Zoning Ordinance changes. Joe said that throughout the winter he was able to look through the zoning ordinances and he did find a lot of outdated ordinances and those changes will be given to the planning commission to look through. Those will be coming in your email. When and if the commission signs off on the ordinances they would then go to the council for final approval and passing. Joe did mention a few ordinances that will either be new or changed. There will be a new fence ordinance, a chicken ordinance is being worked on and looked at. In regards to looking at the ordinances that have changed there will be plenty of time to look at them. There may be some zone changes but this will be the things to look at for the next few meetings.

Motion to adjourn by Dave Swangim 2nd by John Hunsinger motion carried meeting adjourned at 6:20pm

Date of the next meeting is May 18th.

Respectfully Submitted Mark Eby