

# **Minutes of the Hearing of the Plan Commission of the City of Chetek held on January 18,2024 at 6:00p.m.**

## **City of Chetek – Planning Commission Meeting Minutes – January 18,2024.**

**A regular meeting of the Planning Commission for the City of Chetek** was called to order at 6:00 pm on January 18,2024 by President of the Council Scott Bachowski.

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

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Thea Hempel, Matt Shilts, Jeff French-Barron County Administrator, Jenny, & Lori Zahrbock-Boys & Girls Club of Barron County

Compliance with the open meeting law was verified.

Scott Bachowski made a motion to approve the prior month meeting minutes. 2nd by Shawn Ayers Motion carried.

### **1) Discussion/Action: Jerry Ganske at 531 CTH SS has applied to divide 3.8 acres from a 13 acre parcel under Extraterritorial Plating.**

Joe said that this is normal. Environmental assessment went good. Mayor asked where the property was located and Joe said south on SS past the trailer park. Matt said just creating an adjacent lot to sell to son to build a property. Scott Bachowski made a motion to approve the the dividing of the 3.8 acres from the 13 acre parcel under Extraterritorial Plating 2nd by Del Wacker carried.

### **2) Discussion/Action: Barron County Administrator Jeff French wants to talk to the Plan Commission about Tiny Houses and what other cities are doing.**

Jeff French and Lori Zharbuck and Jenny were here with the community connections coalition. Jeff said that this is transitional housing. They are working with people who need some transitional housing that are coming out of a bad relationship or an abusive residence. They like to put the tiny homes next to a church so the church can take them under their wing. The tenant of the tiny home is charged rent money. That rent money goes to the Salvation Army. Many areas outside of Wisconsin has made this very successful. This came about after the Benjamin House ran out of room and was unable to take any more in. The church takes care of the house and takes care of the resident. They did supply an ordinance from Barron as they had an ordinance that wouldn't allow them to have a tiny home. Since this is transitional housing the longest time that a resident would be there would be a year. They would pay a very small amount like 10 a week towards rent. Scott asked if they were prior residents of Barron County or if they were coming from other areas and they said yes they are, they do run a very thorough background check on the tenant that would be living at the tiny home. Scott asked if they had met with the pastors in the Chetek area. They said they are appealing to the council and Planning Commission before they go to the churches so if a church is interested and they come back to the council or the Planning Commission and they have no interest they then would have to go back to the church and tell them that it would not be happening. Joe said that Barron called it a conditional use in Barron so this would be the way to go instead of a full fledged ordinance as you can control and revoke a conditional use permit. They would need to look at how the churches are currently zoned and may have to look at rezoning or revising the zoning. Barron is allowing them into the commercial areas and they are only allowed one tiny home per church. Joe said that zoning is something that they can look at. Del asked about spot zoning and this would need to be looked at also. Shawn asked how much does one cost to build and Jeff French said around 5000.00 which most of the materials currently have been donated so the cost is a little less. Shawn asked who pays for electricity and that is where the church helps. The mayor did ask if this is something that the Commission would be interested in looking at and all commissioners did agree that they would take a look at it and let Jeff French and the council know about their thoughts and recommendations sometime this year.

### **3) Discussion/Action: Review any progress with the Shoreline Provisions the commission has been working on.**

Joe started the discussion with the back pages. Joe said that the back pages are the appendix section in blue. One of the questions was about mitigation plans. There are many versions of mitigation plans. From the last meeting everything was addressed. Joe did ask if everyone wants to work with it cause if

not we would stop here and not update the ordinance. Everyone is in agreement to go forward. First issue to address was Del's from the last meeting about impervious surfaces and to remove gravel. Sec 118-315 the new writing was some of the work of Tim and designed, constructed and maintained and they go hand in hand and maintain it so they are in agreement that the new wording does sound good and correct. Joe would be the enforcer of the maintenance. Mark said instead of gravel it should say designed/ engineered type gravel. Per Tim, Shawn, & Mark they would like it to say instead of gravel driveways be Permeable Aggregate driveways. Joe took out the definition for mitigation. They all like it. Joe removed flowers, roots, trees, & stems. There were questions as to why they were taken out and Tim had recommended that at the last meeting. After discussion flowers, roots, trees, & stems were added back in. In 118-316 they changed the floor area of the structure to not exceed 400 sq feet. 118-318 (C) added if built over water pillings. Everyone was in agreement to remove that wording as that is part of DNR. There was discussion in regards to native plants Joe said that he would put that under definitions. There was discussion to add native back in and will add native as a definition. Joe did put together each lot to figure out the impervious surfaces that were looked at and discussed in length. Thea pulled a 100 ordinances and most all say 15-30%. Joe said that it was a big discussion Tim's initial concern was worried that we would be way worse off then what we actually are after looking at the numbers. We are sitting at 28%. Tim's thoughts are to leave the 10,000 sq feet and above to leave at the 30% mark. Joe's opinion is that numbers are fine. Mark is good with the percentages. His interest is a mitigation plan. He asked if you could put one together yourself or would it need to be done by an engineering company. The property owner would not have to hire an engineer and if they can come up with a quality mitigation through some website that is either given to them from Joe or in the ordinance. Mark asked if there was any wording on the ordinance on quality mitigation plan and as long as they hit those 3 points it would be ok. Scott asked where the teeth are and who is responsible to make sure that it is being followed. Joe said that he would be the enforcer that would look over and approve the mitigation plan and also if they do not follow the plan that it is all spelt out as to how and when they get a citation for not following City Ordinance. Joe asked if mitigation needed to be refined more or if they are ok with it. Everyone was ok with the way it was. Joe asked if they would like time to digest all the changes. They all agreed that they would like time to look it over and will discuss any changes or recommendation to council in the next meeting if they so see fit. Tim thinks that one more meeting may be good to go with the ordinance.

Motion to adjourn by Tim Esselman 2nd by Scott Bachowski motion carried meeting adjourned at 7:30pm

Date of the next meeting February 15, 2024

Respectfully Submitted Mark Eby