

## Planning Commission: 2/13/2017

\*Call to Order: Rick called the meeting to order at 7:00PM

\*Roll Call: Dale, Dawn, Dennis, Patty, Rick, Ron  
absent: Steve Soden  
also present: Doug Clary from County Zoning

\*Minutes from 12/12/2016 were reviewed, Rick motioned to approve,  
Dawn 2nded >> approved

\*Public Comment: Dean Moats expressed concerns about the approval of the Secluded Land Project

Old Business: The Final Draft of the updated Comprehensive Plan has been completed. Dennis noted the error on the front cover with the approval date and said it will be corrected promptly. The Plan will go to the Town Board for final approval on 2/20/2017.

### New Business:

1) The County, in cooperation with Town of Eagle Point, has proposed changes in zoning for a sizable area in the south-west area of the town. Roughly speaking, a rectangular area that includes south of a line approx. 91<sup>st</sup> Ave. to the south end of Ojibway Golf Course and west of a straight line indicated by Hwy. 124 to the Tilden town line.

Charity Zich requested that her parcel lying in the proposed R2 to R1 area to be instead rezoned Ag.

Patty made a motion in support of the request, Dale 2nded >> approved

Ron Bresina had questions about whether or not churches were permitted within R1 or R2 zoned areas. Doug explained that at present they are allowed. He went on to explain that the issue is currently being further examined as larger churches have been developing in the area.

There were concerns about parcel #22908-3043-72490001 as to whether or not the owner was operating a business that was not in compliance with R1 regulation. Doug said the issue might require further investigation.

Doug pointed out several 'areas of concern' within the proposed rezone area, most of which dealt with more than one zoning district on the same parcel.

Rick made a motion to approve the proposed rezoning as recommended by the County with the exception of item 3a concerning parcel 22908-3011-00500000 where in this entire parcel would be zoned industrial. Dale 2nded >> approved

2) CUP #2016-0014 Chippewa County is requesting to reopen gravel pit parcel# 23008-0522-0020000. Leonard Sykora who owns the property bordering to the north of this parcel questioned the setback of the pit from his property. Doug said there would be a 100ft. Strip between the property line and the edge of the pit. The pit would be mined in stages of 5 'cells' covering an area of approximately 33 acres and the pit would be dug to approximately 40ft. deep. Mr. Sykora had further concerns about berming between the mine area and his property.

Rick made a motion to approve the request with the stipulation that an acceptable berm be established at the northern boundary of the parcel. Dawn 2nded >> approved

3) Dennis reported that there would be a findings report being presented sometime in the near future, perhaps 2-3 weeks, concerning the facilities study for the Eagle Point Fire Department.

\* Adjournment: Patty made a motion to adjourn. Dale 2nded >> approved  
meeting adjourned- 8:21PM

minutes submitted by Ron Woodruff