

Meeting called to order by Chairperson James Duncan Jr.

Members present: \*James Duncan Jr., Denny Aubin, Jamey Flaherty, Kellie Flaherty.

Others in attendance: John Boynton, Michael Erickson, Wendy Watts, Ben Campbell.

Discussion and possible action to approve agenda. **Motion by Kellie Flaherty to approve the Planning Commission Agenda as presented. Second by Denny Aubin. All in Favor. Carried.**

**Public Hearing** regarding Planning Commission CUP Application #87: **Doc's Ventures Properties LLC, 305 Main Street, Balsam Lake request for site plan review.** Zoning District 300-9 Village Center Commercial. Ordinance 272-8 Request that the planning Commission review site plan for new roof over band area on existing patio. **Motion by Kelly Flaherty to open public hearing for Planning Commission CUP Application #87: Doc's Ventures Properties LLC, 305 Main Street. Second by Denny Aubin. All in Favor. Carried.**

**Planning Commission Hearing** regarding CUP Application #88, **Janet Mabry, 510 150<sup>th</sup> Street, Balsam Lake request to construct a 104X50 pole type structure.** Zoning District 300-8 Rural Development B. Conditional Use (17) Wood-Frame, pole-type accessory building. **Motion by Kellie Flaherty to open public hearing for Planning Commission CUP Application #88, Janet Mabry, 510 150<sup>th</sup> Street. Second by Denny Aubin. All in Favor. Carried.**

**Planning Commission Hearing** regarding CUP Application #89 **John Boynton, 106-00433-0000, Idlewild Street, Balsam Lake request for minor subdivision.** Zoning District 300-6 Village Residential. Ordinance 272-8 Request that the Planning Commission review minor subdivision application. **Motion by Kellie Flaherty to open public hearing for Planning Commission CUP Application #89 John Boynton, 106-00433-0000. Second by Denny Aubin. All in Favor. Carried.**

Wendy Watts was in attendances. Wendy requested more information regarding CUP Application #89 John Boynton request for minor subdivision. John Boynton was in attendance. Mr. Boynton stated he had a small cabin on Idlewild Street years ago. Mr. Boynton purchased the parcel and built a garage on it to store mowing equipment in the early 1990s. Since then, his family sold their cabin on Idlewild Street and purchased a cabin on Half Moon Lake. Mr. Boynton stated in the early 2000s the Village installed water and sewer to the property with the two hookups. There currently is a deferred special assessment on the property for \$30,000.00. Questions regarding if the family is looking to sell the property or build upon the property were heard. Mr. Boynton stated at this time, he has no intention to sell or build. Mr. Boynton noted he would like to finalize the minor subdivisions and pay the special assessments now as he makes final preparations to his estate plans. Questions regarding where the future driveways were discussed. It was noted both driveways would have to be on the North side of the parcel closest to the existing garage.

**Motion by Kellie Flaherty to closed public hearing for CUP Application #87, CUP Application #88, and CUP Application #89. Second by Denny Aubin. All in Favor. Carried.**

To consider and possibly act to approve and recommend to the Village Board regarding Conditional Use Permit Application #87. Its apparent Mr. Irwin has made structural changes to the existing deck at 305 Main Street. Ben Campbell had initially emailed there was a building violation on the change of structure, however, after further review Ben Campbell stated there would be no building violation as the size of the deck did not increase based on his onsite inspection. Ben Campbell also stated he is not the commercial

building inspector for the village, so if Mr. Irwin wants to move forward with his request, it was communicated to Mr. Irwin by Ben Campbell he would need to apply for a commercial building permit through the state. It was noted the WI Commercial Building Code would require a 10' setback for the roof from the property line unless a one-hour rated fire wall, with parapet, if it is installed. It is unclear what the setback distance would be for the new roof. It's unknown if any regulations from the Building Codes Fire District Regulations would apply. It was stated Mr. Irwin has already installed footings for his CUP request. **Motion by Kellie Flaherty to recommend to the Village Board approving original site plan for CUP Application #87: Doc's Ventures Properties LLC, 305 Main Street, Balsam Lake for installing a new structure and roof over the band area on the existing patio with the condition Mr. Irwin applies for a Commercial Building Permit and obtains site plan approval from the State of Wisconsin. Second by Jamey Flaherty. On roll call: Denny Aubin, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; James Duncan Jr., yes. Carried.**

To consider and possibly act to approve and recommend to the Village Board regarding Conditional Use Permit Application #87. A pole type structure is proposed to be built. Per the Rural Development Ordinance, a CUP is required. The parcel is 14.54 acres so they are allowed to have 95,004 square feet of impervious surfaces. It was noted the Mabry's are well under that limit. A question regarding if the structure was built north and south vs east and west was asked. Ben Campbell stated the Planning Commission approval is only allowed to comment if the resident can build a pole type structure. If approved, the resident could construct the pole type structure either way if it falls within the Village Zoning Code. **Motion by Jamey Flaherty to recommend to the Village Board approving CUP Application #88, Janet Mabry, request to construct a pole type structure at 510 150<sup>th</sup> Street. Second by Kellie Flaherty. On roll call: Denny Aubin, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; James Duncan Jr., yes. Carried.**

To consider and possibly act to approve and recommend to the Village Board regarding Conditional Use Permit Application #89. John Boynton is requesting a minor subdivision for his Tax Parcel ID#106-00433-0000. The parcel is located on Idlewild Street. The parcel does have a deferred special assessment attached to it for water and sewer connections. Village legal counsel stated if a minor subdivision was approved, the deferred special assessment of \$30,000.00 would not need to be paid. If approved each lot would have a deferred special assessment of \$15,000.00 and would not be due until the property is sold or developed. Mr. Boynton was aware of the special assessment on his property and was in agreement with the statement from the Village legal counsel. **Motion by Denny Aubin to recommend to the Village Board approving CUP Application #89, John Boynton, Parcel ID#106-00433-0000, Idlewild Street, request for minor subdivision and CSM as presented. Second by Kellie Flaherty. On roll call: Denny Aubin, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; James Duncan Jr., yes. Carried.**

**Motion by Jamey Flaherty to adjourn. Seconded by Kellie Flaherty. All in Favor. Carried. 4:55pm**

Amy VanDeBrake, Village Clerk-Treasurer