

Planning Commission

Wednesday September 11th, 2024,

Public Hearing 5:00 p.m. – 5:15 p.m.

Planning Commission Meeting 5:16 p.m. – 5:35 p.m.

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Meeting called to order by Chairperson Jim Duncan

Members present: *James Duncan Jr., Denny Aubin, Kellie Flaherty, Jamey Flaherty, Duane Hejny, Eric Jorgensen.

Others in attendance: Roger Sather, Peter Jordan, Chris Nelson, Dillon Nelson, Curtis Nelson, Ben Wheeler, Amanda LaBoda, Anna Ball, Paul Mahler,

Motion by Kellie Flaherty to open public hearing at 5:00 p.m. Second by Denny Aubin. All in Favor. Carried.

Public Hearing regarding Planning Commission, Zoning Change Request: Peter & Katherine Jordan, Parcel ID:106-00423-0006 Idlewild Street. Request for Zoning change from Conservancy to Village Residential.

Roger Sather, property address 704 & 705 Idlewild Unit D, was in attendance. Mr. Sather spoke in favor of changing the zoning for parcel 106-00423-0006. Mr. Sather stated by allowing for a zoning change and allowing the Jordan family to build a pole type structure on their vacant parcel of land, it would enhance the community.

Peter Jordan, applicant and property owner of parcel 106-00423-0006 & 803 Idlewild Street, was in attendance. Mr. Jordan stated letters of support were provided to the Zoning Board of Appeal from the neighboring properties. Those letters of support were not formally submitted with the zoning change request, however the clerk confirmed they were on file with their property data.

Public Hearing regarding Planning Commission, Zoning Change Request: Request for a zoning change from Village Residential to Village Center Commercial, Submitted by the Village of Balsam Lake for the following:

- 109 Old Courthouse Ave, Parcel ID:106-00596-0000, Amanda LaBoda.
- 200 1st Avenue East, Parcel ID:106-00597-0000, Gunner Kukk.
- 204 1st Avenue East, Parcel ID:106-00598-0000, Scott Anderson.

Amanda LaBoda, property owner of 109 Old Courthouse Avenue, was in attendance. Amanda Laboda requested information from the bord regarding future property tax allocations and if the property taxes for her owned property would increase with a potential zoning change. Denny Aubin was in attendance. Mr. Aubin stated when he changed the zoning for his previously owned property at 104 First Avenue East, he noted the property taxes did not increase. Mr. Aubin stated, the resale value of the property increased. Miss. LaBoda requested information on why the zoning of her property would need to be changed. James Duncan Jr. commented, one of the many responsibilities of the Planning Commission is to think about future growth for the community. James Duncan Jr. also commented the Village does not allow for spot zoning.

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Motion by Jamey Flaherty to close public hearing. Second by Kellie Flaherty. On roll call: Denny Aubin, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; Eric Jorgensen, yes; Duane Hejny, yes; James Duncan Jr., yes. Carried 5:15 p.m.

Planning Commission Meeting called to order at 5:16 p.m. by Chair James Duncan Jr.

To consider and possibly act to approve and recommend to the Village Board zoning change request: Peter & Katherine Jordan, Parcel ID:106-00423-0006 Idlewild Street. Request for Zoning change from Conservancy to Village Residential.

Paul Mahler, Village attorney, was in attendance. Mr. Mahler noted the Plat in 2010 stated outlots were not to have any accessory buildings constructed on them. In addition, the Planning Commission and Village Board Meeting minutes also state outlots are not to have any accessory building built on said parcels and they are not to be allowed water/sewer connections. Mr. Mahler also stated that the Planning Commission should consider if a zoning change were to be granted that the parcel should be zoned Waterfront Development similar to all other parcels on Idlewild Street. The setback requirements for Waterfront Development would be 75 feet from the OHWM.

Chris Nelson, spoke on behalf of Peter & Katherine Jordan. Mr. Nelson stated that he originally purchased other outlots on Idlewild Street and went through a similar process to be able to construct other out buildings and homes on said land. Mr. Nelson noted the Jordan family is working with their attorney on this matter. Mr. Nelson stated the reason they are requesting a zoning change is because the Jordan family is interested in developing the parcel. The proposal consists of the constructing a 30X30 pole type building 40 feet off all property lines.

Peter Jordan was in attendance and spoke his submitted application. Mr. Jordan stated he and his family has owned property within the Village for over 40 years. Most recently he, his wife and youngest son made their 803 Idlewild Street property their permanent home and they also purchased 201 Main Street. The current use of their property at 201 Main Street is retail. The proposed storage building would not be used for human habitation. Mr. Jordan proposed to the Planning Commission that said outbuilding would be used for retail storage, recreational storage and other needs that comes with living in the area full time. Mr. Jordan noted upon development of the parcel, he would work with Pro-Lawn to landscape said parcel.

Motion by Denny Aubin to recommend to the Village Board approving the zoning change request for Peter and Katherine Jordan, Parcel ID: 106-00423-0006 Idlewild Street, request for zoning change from Conservancy to Village Residential. Second by Jamey Flaherty. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Eric Jorgensen, no; Duane Hejny, yes, Denny Aubin, yes; James Duncan Jr. abstain. Carried.

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- 200 1st Avenue East, Parcel ID:106-00597-0000, Gunner Kukk.
- 204 1st Avenue East, Parcel ID:106-00598-0000, Scott Anderson.

Motion by Kellie Flaherty to recommend to the Village Board zoning change request submitted by the Village Board, request for a zoning change from Village Residential to Village Center Commercial for the following properties:

- **109 Old Courthouse Ave, Parcel ID:106-00596-0000, Amanda LaBoda.**
- **200 1st Avenue East, Parcel ID:106-00597-0000, Gunner Kukk.**
- **204 1st Avenue East, Parcel ID:106-00598-0000, Scott Anderson.**

Second by Jamey Flaherty. On Roll Call: Kellie Flaherty, yes; Jamey Flaherty, yes; Eric Jorgensen, yes; Duane Hejny, yes, Denny Aubin, yes; James Duncan Jr. yes. Carried.

Motion by Jamey Flaherty to adjourn. Seconded by Kellie Flaherty. All in Favor. Carried.

Unapproved

Amy VanDeBrake, Village Clerk-Treasurer

Anna Ball, Deputy Clerk Treasurer