

**Planning Commission
MINUTES
February 14th, 2019**

PRESENT: Scott Johnson, Art Buhs, Dan Gottwalt, Gerry Feld, Mitch Czech, Mary Jo Holewa

Staff: Roxanne Achman

1. Scott called the meeting to order followed by the Pledge of Allegiance.
2. Art moved to approve the agenda. Gerry seconded and the motion carried.
3. Gerry moved to approve the minutes from the January 10th meeting. Art seconded and the motion carried.
4. File #18-609, Ronald and Gail Walz requesting approval of a one lot minor preliminary plat entitled "Walz Addition" in the Agricultural District. Pursuant to Section 10.7. The affected property is described as follows: part of NE1/4 NE1/4, Section 5, Minden Township.

Roxanne stated that this property is along Town Hall Road (CR58). Ronald and Gail Walz live on this property and would like to split off 3 acres for their son directly west of their house. The proposed lot will have access through an easement. To have ownership to the road would split the current home site from the field creating two separate lots. Working with the Highway Engineer the access was located north of the wetland. The original driveway will be removed and connected with the access easement to create a shared access. She showed the proposed site plan. An additional 7 acres will need to be deed restricted.

Mike Walz, 25707 Bird St, stated they are asking for approval of this preliminary plat.

Ronald Walz asked about the deed restriction of 7 acres. Roxanne stated that 7 acres need to be deed restricted to account for 10 acres for each house on the property.

No one spoke in favor, opposition or with general comments.

Gerry moved to close the public hearing. Dan seconded and the motion carried.

Mitch stated that the request meets Section 10.7 and moved to approve this preliminary plat. Art seconded and the motion carried.

5. Roxanne stated that Lance Bernard from HKgi will be at the next meeting to give an update on the Comprehensive Plan.
6. Mitch asked about the Janson building which was denied a variance. Roxanne stated that with the new setbacks the building is over by 2 ft. Mr. Janson did meet with her and stated that he would move the building. She stated that he will need to get the proper permits. Roxanne stated that Mr. Janson constructed the building with no permits and knowing it was in violation of the setbacks. He applied for an after-the-fact variance which was denied.
7. Dan moved to adjourn at 7:10 p.m. Mitch seconded and the motion carried.

Respectfully submitted,

Karen E Loehrer
Administrative Secretary
(prepared from audio)