

Planning Commission Minutes for 02-03-14

FINAL APPROVER

Planning Commission meeting was called to order at 7:30 PM by acting Chairman Bob Cummings

The Pledge of Allegiance to the American flag was recited by all present.

Member role call:

Mark Inglett_ P _, Bob Cummings_ P _, Jason Wieser_ P _

Wayne Oliver_ P _, Curt Murray_ P _, Larry Hafner _P _

Minutes from the December 2013 Planning Commission meeting were approved as submitted, motion by Wayne, 2nd by Curt, motion carried.

Curt nominated Bob Cummings for Planning Commission Chairman to fill the vacancy of that position created by the resignation of Laverne Massman, passed by consensus.

Bob brought up an issue regarding our Township Board of Adjustment. Resigning Chairman Lavern had agreed to continue his service on the Board of adjustments but our township Ordinance requires that one of the members of the Board of Adjustment also be a member of the Planning Commission which eliminates Lavern from that position because neither of the other two Board of Adjustment members are on the Planning Commission. Wayne volunteered, and was accepted, to be the Planning commission representative on the Board of Adjustment.

Visitors to address the Planning Commission (PC)

Paul Hafner wanted to know the status of his property in regard to a letter that was sent from a concerned citizen to the Town Board indicating that he should not be allowed sell his property and that it should be removed. Zoning Administrator Larry Hafner provided copies of two zoning permits, one allowing placing the mobile home on the property and another permit allowing the addition of a room to the mobile home. At that point Mr. Hafner stated that the property in question is next to his property and he is interested in purchasing it there fore he is not an unbiased member of the committee.

Bob brought up an issue that a mobile home will always being considered a mobile home because it has a Vehicle Identification Number. Paul indicated that he understood from a conversation with his banker that the size of the addition that was added relative to size of the original house influences how they look at the value of the house.

An extended discussion questioning if there was a conditional use permit, and if there was, what were the conditions of the permit. Noted the letter from the citizen that "Ted Hafner obtained a conditional-use permit in about 1980 according to the Houston County assessor to put a mobile home on the property." Members questioned if the original trailer was put there with a temporary permit could it be converted to a permanent, nonconforming use residence? Discussion why there hasn't been a decision on this mater since the original letter to the Board of Supervisors was dated September 6, 2013. Zoning Administrator indicated that, because of his personal interest in this issue, he had limited his involvement in this process, but last Board of Supervisors meeting was directed to contact Township attorney after he inquired on the progress of this.

Bob agreed to contact Township attorney, Terry Chiglo, check with the County Assessor, and take this issue to the Board of Supervisors for further consideration. Another alternative, while not necessarily being advocated, but brought up for consideration was the possibility of rezoning that parcel to residential. The question came up about having a trailer in residential district.

Motion to adjourn by Wayne, 2nd by Curt at 7:50 PM
Respectfully submitted

Larry Hafner
Zoning Administrator
La Crescent Township