

Pursuant to due call and notice thereof, the Regular Meeting of the Planning and Zoning Commission was held on Monday, May 20, 2024, at 6:00 P.M.

**Members Present:** Commissioners Petersen, Wynn, Patrick, Smith, Zender, and Berg; Brittany Cotner, Sourcewell; Matthew Hill, Administrator Clerk  
Treasurer; Samantha Wodarz, Utility Billing Clerk

**Members Absent:** None

**1. Call Regular Meeting to Order**

Chairperson Patrick called the meeting to order at 6:00 P.M.

**2. Pledge of Allegiance**

Chairperson Patrick led with the Pledge of Allegiance.

**3. Additions or Deletions to the Agenda**

None

**4. Open Forum**

None

**5. Approval of Minutes**

A. February 20, 2024, Regular Meeting

**MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER ZENDER TO APPROVE THE MINUTES. VOICE VOTE: THOSE VOTING AYE: COMMISSIONERS PETERSEN, WYNN, PATRICK, SMITH, ZENDER, AND BERG. THOSE VOTING NAY: NONE. MOTION CARRIED.**

**6. New Business**

None

**7. Public Hearing**

**MOTION BY COMMISSIONER ZENDER AND SECONDED BY COMMISSIONER PETERSEN TO OPEN THE PUBLIC HEARING. A ROLL CALL VOTE: ALL VOTED AYE. MOTION CARRIED.**

A. Variance Application 24-2 to consider allowing for a fence within the Serpent Creek setback. The subject property is located at 308 1st St SW (PID 11112959 and 11112960). Owner: Patrick Smith Applicant: Abigail Smith

Cotner started off by stating that the property has two addresses as there was once a house that sat on 308, it's just a garage now. It is part of the 306 property now, Cotner just included the address for the legal side, it's technically one property. The public and DNR were notified as required by state statute, they did not receive any comments from the DNR nor the public of the request.

Abigail Smith stated she would like to continue the privacy fence, to keep her dog in and other dogs out. Cotner added that the set back is the same as the lake set back of 75 feet. Ms. Smith would like to start the fence at the corner of the garage and go back straight from there. The corner is the closest to the creek at 25 feet. She would like to do a 6ft white vinyl privacy, help with dogs not being visually active, stop the barking.

Commissioner Wynn stated that it fits the comprehensive plan, it will add value to the property and the area.

Cotner would like the commissioners to answer questions 5-9 of the findings to support the request.

5. Cotner read the question is the variance request in harmony with the purposes and intent of the land use ordinance? Cotner stated not to put words in their mouth she would answer it as yes; sheds are allowed as a resident use pending the creek in this case it's a fence. Commissioner Wynn said yes as we already have a shed and a garage within the setbacks.

6. Cotner read is the variance consistent with the comprehensive plan and stated that Mrs. Wynn already answered that question but needs to reference the housing policy that is in our comprehensive plan. Wynn stated Yes, as we experience growth in the area, it fits the plan. Cotner said that will work.

7. Cotner asked is the property owner proposing to use the property in a reasonable manner not permitted by the land use ordinance? In this instance Cotner would say that yes fences are allowed. Commissioner Smith said yes fences are allowed and Wynn added the creek we cannot change.

8. Cotner asked is the need for a variance due to circumstances unique to the property and not created by the property owner that are not solely economic considerations? Commissioners said yes, Cotner asked if she should repeat the answer from line 7, the commissioner said yes.

9. Cotner asked will the issuance of the variance maintain the essential character of the locality? Commissioners said yes fences are allowed.

**MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER SMITH TO CLOSE THE PUBLIC HEARING. A ROLL CALL VOTE: ALL VOTED AYE. MOTION CARRIED.**

**MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER PETERSEN TO ACCEPT THE VARRIANCE WITH ACCEPTION 5-9. A ROLL CALL VOTE: ALL VOTED AYE. MOTION CARRIED.**

**8. Old Business**

**A. Digital Display Signage Discussion**

Cotner asked the commissioners since she is just temporarily there for this one meeting, she would like them to consider tabling the discussion to be with Thomas as he would be doing the notices and hearing.

**MOTION BY COMMISSIONER WYNN AND SECONDED BY COMMISSIONER SMITH TO MOVE THIS TO THE NEXT MEETING WHEN WE HAVE OUR NEW PLANNING COMMISSION AVAILABLE. A ROLL CALL VOTE: ALL VOTED AYE. MOTION CARRIED**

**9. Staff Report/Upcoming Applications**


**NONE**

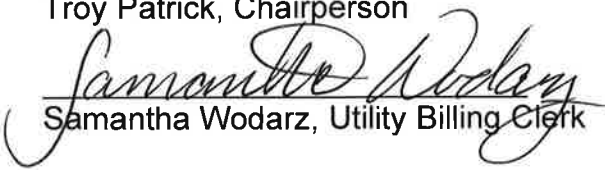
**10. Commissioners' Questions/Comments**

**NONE**

**11. Adjournment**

**MOTION BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER PETERSEN TO ADJOURN AT 6:21 P.M. A VOICE VOTE: THOSE VOTING AYE: COMMISSIONSERS PETERSEN, WYNN, PATRICK, SMITH, ZENDER, AND BERG. MOTION CARRIED.**

  
\_\_\_\_\_  
Troy Patrick, Chairperson

  
Samantha Wodarz, Utility Billing Clerk

