

**TOWN of MAY
WASHINGTON COUNTY
PLANNING COMMISSION
May 29, 2014**

The Planning Commission of the Town of May met for their regular meeting on Thursday, May 29, 2014, at 7:00 pm at the May Town Hall. Members in attendance were: Chairman John Arnason, Mark Dupre, Lester Rydeen, Jyneen Thatcher, Steve Magner, Chad Nelson, Don Rolf and Jeff Chase. Absent: Alternate William Still. Also present: Bill Voedisch, Town Board Chairman and Linda Klein, Town Clerk. Chairman Arnason called the meeting to order at 7:00 pm.

Approval of Minutes - Arnason moved, seconded by Rydeen, to approve the minutes of the January 2, 2014, planning commission meeting. All approved. Arnason moved, seconded by Magner, to approve the minutes of the April 24, 2014 planning commission meeting as presented, noting that Jeff Chase was not present at that meeting. All approved.

Public Hearing

Ordinance 2014-01 Amending the Town Code Section 705.05 “Accessory Buildings and Structures” to Allow Larger Non-Agricultural Accessory Buildings (up to 5000 square feet) on Parcels over 20 Acres

Town Board Chairman Bill Voedisch brought forward the ordinances based on comments from citizens who, over the years, had requested that changes be made to the ordinance related to both of these issues.

Voedisch noted that the 100 foot setback has been added to accommodate the size of the building. He also noted the new language clarifying agricultural buildings and their uses.

Arnason noted that he understands the reason for this change, given previous citizen requests. He asked about the situation where a person would want to erect two 2500 square foot buildings – would the setback still be 100 feet. He suggested language that would clarify that the building size would be more than 2500 square feet before the 100 foot setback would apply.

Arnason moved, seconded by Rolf, to open the public hearing. All approved.

Nelson asked if the code should address the total number of buildings that can be on a property. Voedisch noted that the code states that the property can only have two outbuildings on the property.

Chase suggested adding clarifying language that would differentiate between agricultural and non-agricultural buildings in the revised ordinance.

Arnason moved, seconded by Rydeen, to close the public hearing. All approved

Arnason moved, seconded by Thatcher, to recommend to the Town Board that they approve this ordinance amending the code to allow non-agricultural accessory buildings up to 5000 feet on a property of 20 acres or more, with the following suggestions: clarify that it is a 100 foot setback vs 50 feet; add Chase's suggestion to create two separate sections delineating agricultural vs. non-agricultural language, and noting that the 100 foot setback only pertains to buildings over 2500 square feet. All approved.

Public Hearing

Ordinance 2014-02 Amending the Town Code Section to Allow a Low Impact Small Business to Exist on Less than 10 Acres

Voedisch presented the ordinance to the commission, once again noting that this is being brought forward because citizens have requested small businesses on properties of less than 10 acres and wonder why a low impact business is being denied.

Arnason moved, seconded by Rydeen, to open the public hearing. All approved.

Alan E 16845 Norell Avenue N, has 10 acres and has a property next to him of 9 acres that is not developed. He is concerned that softening the ordinance makes it possible for more people to take advantage of the small business opportunity. The commission discussed determining how you clarify a low impact business. Rydeen suggested it would not be a good idea for the 5-acre parcel to be on a cul de sac.

Arnason moved, seconded by Rolf, to close the public hearing. All approved.

Arnason moved, seconded by Rolf, to recommend to the Town Board that they not adopt Ordinance 2014-02 allowing a small business on acreage as small as 5 acres on the basis there is not a big demand, it is a slippery slope, and 10 acres is less likely to cause a problem than 5 acres. Three approve (Arnason, Rolf, Nelson); four opposed (Magner, Rydeen Thatcher, Dupre).

Magner moved, seconded by Rydeen, to recommend to the Town Board that they approve Ordinance 2014-02 allowing small businesses on less than 10 acres.

Arnason then suggested to Magner that, rather than recommend approval of the ordinance, it might be better to approve the concept and ask for further guidance. Magner withdrew his motion. Dupre moved, seconded by Magner, to recommend to the Town Board that they continue to review the concept presented in the ordinance with the understanding that the board and consultants can perhaps come up with clarifying language that meets the intent of the Town's Comprehensive Plan. Four approve (Magner, Rydeen, Thatcher, Dupre) and three oppose (Arnason, Rolf, Nelson). Motion passes.

Arnason moved, seconded by Rolf, to adjourn. All approved.

Respectfully submitted,
Linda L. Klein, Town Clerk