

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, March 21, 2018
Held at Village Office
154 N. Lexington Street
7:00 p.m.

1. Marcus called meeting to order at 7:02 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: Joel Marcus, Michael Broh, Eugene Hausner, Greg Prem (JEZC), Jane Hauser, Ed Lilla (JEZC), and Brad Hutnik (JEZC).
Downtown Design members present: Yvonne Notbohm. Paul Kardatzke was absent. There is currently one vacant seat.
JEZC members present: Kolby Hirth and Fred Iausly. Jim Sprecher arrived at 7:03 p.m.
Others present: Wendy Crary, Eric Ferguson, Mark Peck, Mary Peck, Greg Jewell, and Marty Prem.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the February 21, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Hutnik, second by Prem, to approve the minutes from February 21, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion passed with all in favor.
5. Motion by Hausner, second by Hauser, to convene as the Plan Commission and Downtown Design Committee at 7:05 p.m. Motion passed with all in favor.
6. Discussion and possible action on the construction of an ADA accessible ramp at 242 N. Lexington Street located within the Downtown Design District. Ferguson explained that since the building is undergoing change of use the state is requiring handicap accessibility. Ferguson continued by saying, "Based on all of the options we have, we felt this was the best plan". The Technical Review prepared by Jewell Associates was reviewed. Motion by Notbohm, second by Broh, to approve the construction of an ADA accessible ramp at 242 N. Lexington Street located within the Downtown Design District. Motion passed with all in favor.
7. Motion by Iausly, second by Sprecher, to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:10 p.m. Motion passed with all in favor.
8. Preliminary consultation with Mark Peck for proposed Certified Survey Map (CSM) for parcel #032-0020 & parcel #032-0033-1 located east of Pearl Rd and north of USH 14, Town of Spring Green. Peck said, "We're selling the poultry end of our business and the buildings on lot 1 are being sold". Iausly informed everyone present that the Town Plan Commission has reviewed this and will be recommending approval to the Town Board. Iausly continued by saying, "The CSM is actually fixing a problem by adding access by easement to a town road". The consensus is that Mark Peck should proceed with the formal application for Certified Survey Map. No action necessary regarding this item.
9. Discussion and possible action on the consideration of a request by Marty & Terry Prem for a conditional use permit for "Slaughtering Facility" on parcel #032-0933 & #032-0934, E5016 & E5028 USH 14, Town of Spring Green. Crary explained that this item was discussed at the last meeting and action was held off until Prem was able to be present to discuss potential conditions. Hirth wanted to include a maximum number of animals that could be held inside. Prem informed all present that the state restricts the number of animals allowed for the holding area. Lilla suggested stating within the conditional use permit that the number of animals held and slaughtered in the facility be restricted to the size of the structure proposed. The Plan Commission and JEZC discussed potential hours for operation. Prem stated, "Hours of operation are restricted by the state". Hauser inquired about trucks entering and how the animals are unloaded. Prem explained that there will be a series of gates and fencing to guide the animals into the building. Motion by Broh, second by Hausner to approve the conditional use permit for "Slaughtering Facility" on parcels #032-0933 & #032-0934, located at E5016 & E5028 USH 14, Town of Spring Green contingent upon the number of animals held and slaughtered in the facility be restricted by

state and federal regulations for the size of the structure proposed on the date of permit issuance. Motion passed with all in favor.

10. Discussion and possible action regarding condominiums as it relates to the Village of Spring Green Zoning Ordinance and the Land Division & Subdivision Ordinance. Jewell informed all present that condominiums are more of a land division ordinance than a zoning ordinance. Jewell said, "There are state statute requirements that can be referenced in the land division ordinance". The Plan Commission and JEZC discussed removing the word "condominium" from the zoning ordinance entirely and then amending the land division and subdivision ordinance to reference the state statutes. Proposed amendments will be prepared for review at next month's meeting. No action necessary regarding this item.
11. Discussion and possible action regarding proposed amendments for Section 2.05 and Section 3.11 of the Village of Spring Green Zoning Ordinance. The Plan Commission and JEZC reviewed the proposed amendments for Section 2.05 and Section 3.11, minor changes were suggested. No action necessary regarding this item and proposed amendments with changes will be reviewed at next month's meeting.
12. Discussion and possible action regarding zoning authority and regulation of junk in the Extraterritorial area. Hirth informed all present that she did some research regarding this matter. Hirth said, "Reedsburg doesn't include regulation of junk in their zoning ordinance". Hirth continued by saying, "The North Dakota Attorney General ruled that junk is not part of zoning and should be handled under municipal ordinance". Iausly stated, "The argument is that the ET area is no man's land, if the town enforces an ordinance it has to apply to the entire town, I was hoping it was an easier approach to enforce within zoning". The Plan Commission and JEZC Members discussed defining junk within the zoning ordinance and enforceability. Marcus voiced his concerns regarding legalities of enforcement in the Town of Spring Green and that it appears to be a common issue with ET Areas. The Plan Commission and JEZC discussed gaps between the county including these matters in zoning and municipalities including in municipal ordinance. The Plan Commission and JEZC members will research further to discuss next month. No action was taken regarding this item.
13. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Lilla passed around information he prepared regarding this matter. Lilla asked all members present to review the information he provided and bring back suggestions for the next meeting. No action was taken regarding this item.
14. General Public Comment: There was no general public comment at this time.
15. Adjourn. Motion by Iausly, second by Broh, to adjourn at 8:54 p.m. Motion passed with all in favor.