

**TOWN OF LODI**  
**PLAN COMMISSION MEETING MINUTES**  
**JULY 21, 2016**

1. **Call to order and roll call:** Meeting called to order by Krause. Commission members present: Kris Krause, Terry Martindale, Jack Pfister, Tom Marx, Ron Smith. Absent: James Bechen, Robert Robbins. Also present: Jim Grothman, Craig Ness, Richard "Tac" & Constance Ness, Larry & Mary Kay Fry, Don Anderson.

2. **Certified Survey Map (CSM) to create a 0.25-acre outlot, a 0.08 acre outlot, and a 0.11 acre outlot from current .44-acre Parcel 11022-293.OL1 located on CTH V (Okee), owned by Larry & Mary Kay Fry:** Krause explained response to Atty. Bechler's question regarding what happens if an intended party doesn't want to be purchase their related outlot.

*Pfister/Martindale motion to approve Covenants & Restrictions as presented; MC 5-0. Pfister/Smith motion to approve CSM with the Covenants & Restrictions to be filed with CSM; MC 5-0.*

NOTE: Bechen arrived late due to severe weather causing hazardous driving conditions.

3. **Certified Survey Map (CSM) to create an 11.03-acre parcel and an 11.09-acre parcel from current 22.41-acre Parcel 11022-517.01 located on CTH J, owned by Donald L. Anderson & Beth A. Kalscheur-Anderson:** *Note:* cancelled by Jim Grothman 7/20/16. Grothman – the reason I cancelled is because I didn't have a current approval for the driveway(s) from Columbia County Highway to-date. Smith – does this require a change to the Comprehensive Plan? Krause – yes. Smith – is there a procedure for that? Krause – Town Engineer John Lichtenheld is currently working on recent and upcoming changes to the Comprehensive Plan, and these will all be included in the one process. Smith – the Comprehensive Plan recommends Covenants & Restrictions? Grothman – Atty. Jeff Clark will be preparing them for this CSM and they will be ready at the next meeting.

4. **Final Plat (Pleasant Valley) creating 10 residential lots on 15.69-acre Parcel 11022-487.02 located in Sect. 22, T10N, R8E @ W10518 County Highway J, owned by Richard & Constance Ness:** Grothman – have we received any responses from Lichtenheld? Krause – not lately. Grothman – MSA and I have tried numerous times to contact Lichtenheld to get his review on this final plat. Krause – I don't think MSA (Bongard) and Ayres (Lichtenheld) are in agreement on the stormwater plan. There seems to be a continuing disconnect between those 2 parties on this matter. What I see as the final 2 items needing attention are the road and stormwater. There's emails from Lichtenheld on June 27 & 29 regarding stormwater (Krause gave copies to Grothman this evening). When I look at those 2 memos there's still a few stormwater issues that agreement has to be done on. We're close, we just don't have everyone involved in alignment with each other to get agreement on stormwater. Craig Ness – are there still issues with stormwater near CTH J? Krause – not near CTH J, around some of the lots. Smith – the way it's supposed to work, to eliminate frustration, is the final per 10.04(c)(2) discusses what happens once the final plat is submitted. The Town Engineer reviews the final plat and makes a recommendation/certification to the Plan Commission. Do we have this yet? Krause – no, that's what we're stating this evening. Grothman – usually we know before we get here all the correspondence between the engineers, but the Ness', MSA and I have not received even these 2 recent memos from Lichtenheld until this evening. Krause – I was in contact with Atty. Bechler this afternoon and he has not received any of the legal documents from Atty. Kammer to-date. It seems what the issues are right now is that the engineers have not coordinated with each other, nor have the attorneys. Grothman – the Ness' are eager to start work yet this year. Krause – if we can get the engineers and attorneys together then possibly you can have everything together and ready for meetings in August.

Craig – is there any way to get a list of everything that still needs to be done? Krause – between Atty. Bechler and John Lichtenheld they should be able to compile the list and check off what is done and needs to be done. Smith – I will see what I could do to help move this along. I believe I read that the County has already stated that the plat complies with the county and town comprehensive plans. Krause – it does not comply with our Future Land Use Plan, so that does have to be amended. Smith – Atty. Kammer needs to get Atty. Bechler title information. There’s also something in our subdivision ordinance regarding fences if they abut agricultural land, and maintenance of the fences having to be in the Covenants & Restrictions. Grothman – that’s if the neighboring agricultural land is being pastured. Smith – will the smaller lot size have to be approved via a variance? Krause – it was approved by the motion made on earlier this year, but I will have to talk to Atty. Bechler about this. Smith – does this exceed the 1,200 block length? Grothman – this is a cluster development that doesn’t really apply, the block length is so that people aren’t walking ½ mile+ to get from one street to the next. Smith – if this is considered a variance and we approve it any other way then we’re setting a precedent. We should consider it a waiver of a negotiated settlement. Craig - there’s a time period between when the pre-plat is submitted or approved and the final plat has to be approved, not sure exactly what that is. Krause – ultimately we need to come to resolution as to how the town can approve this plat, there are engineering, legal and technical matters that need to be finished. Craig – I just don’t want to miss a deadline and have to start all over again. Krause – we’re not starting all over again. Smith – “a subdivider shall submit a final plat within 6 months of the approval of the preliminary plat”. Krause – the board approved the pre-plat February 23, 2016, so the final plat was submitted within that 6-month time period.

Krause – I believe we have 60 days from the date the final plat was submitted for the town board to have taken action on it. If the Plan Commission meets in August and then the Town Board meets on August 30th then we will have met that deadline. Bechen – we could schedule a Plan Commission meeting followed by a Special Town Board meeting the same evening. Goeske – and have all the attorneys and engineers present in case there are any issues raised. Marx – if we need a special town board meeting, either on the same evening as a Plan Commission meeting, or another date, we will make it happen. Smith – I agree that the attorney’s and engineers should be present at that or those meetings. Krause – do we feel we need to ask the Ness’ for extra time tonight? Marx – I think we’re all in agreement that we can get it done in August. Bechen – if we have a Plan Commission meeting on August 18<sup>th</sup> and then a Special Town Board meeting, or wait until the regular Town Board meeting on August 30<sup>th</sup> then we should be okay and not need an extension tonight.

*Pfister/Marx motion to table until next meeting; MC 6-0.*

**5. Minutes of June 16, 2016 meeting:** Krause – I reviewed the minutes and made just a few typo/grammar corrections. Pfister – on page 1 in 3<sup>rd</sup> paragraph that says “mound systems foul” should say “fail”.

*Marx/Pfister motion to approve with that correction; MC 6-0.*

**6. Next meeting date:** August 18, 2016

Krause – for the next meeting I’ve already requested that Town Engineer John Lichtenheld and Town Attorney Lawrence Bechler be present.

**7. Adjourn:** *Marx/Martindale motion to adjourn at 6:40 pm; MC 6-0.*

*April D. Goeske  
Clerk-Treasurer*