

# Town of West Point Plan Commission Minutes September 3, 2020

Pursuant to Wisconsin State Statutes s. 19.84 the Plan Commission of the Town of West Point held its semi-monthly meeting on Thursday, September 3, 2020 via Zoom and at the West Point Town Hall, N2114 Rausch Road, Lodi, Wisconsin. The meeting agenda was posted in three places as required by law and on the Town's website. Chairman Kevin Kessler called the meeting to order at 7:05pm. Members attending at the Town Hall were Kevin Kessler, Darrell Lehman, Gordon Carncross (Town Board Representative), Renee Nair, Nathan Sawyer (via Zoom), Byron Olson (via Zoom), and Ron Grasshoff (via Zoom). Also present at the Town Hall was Taffy Buchanan, Town Clerk.

Agenda #2 – Approval of Agenda – A motion was made by Renee Nair to approve the agenda, 2<sup>nd</sup> by Gordon Carncross – motion carried unanimously.

Agenda #3 Approve Minutes – Copies of the August 6, 2020 Plan Commission minutes had been emailed to each member for their review. A motion was made by Renee Nair to approve the minutes with correction of the name of the newspaper, 2<sup>nd</sup> by Darrell Lehman – motion carried unanimously.

Agenda #4 Correspondence – The Clerk received a CSM from Grothman & Associates for the Bender property on Golf Road. Gordon Carncross reported the UW Extension and CC Land & Water Conservation has had 3 informal meetings with local farmers to start “Lake Wisconsin Farmer Led Watershed Alliance.”

Agenda #5 Citizen Input – None

Agenda #6 Public Hearing for a Conditional Use Permit request for Joe Janas, future property owner of N2196 Blackhawk Drive, Lodi, WI. 53555 - Tax Parcel #11040-972.01, in Section 11, Town 10N, Range 7E. The Conditional Use Permit is required by Columbia County Zoning Ordinance Section 16-110-020. The house is a single-family dwelling and the property is zoned SF-1 Single Family Residential. The future property owner has requested approval to use the residence for short term rental or Tourist Rooming House which is allowed under

the County Zoning Ordinance with a conditional use permit. The residence has been being used as a Tourist Rooming House with a CUP, by the current owners Brandon & Carrie Finley. Joe Janas is planning to purchase this property on September 2, 2020 and plans to continue the same policies that the current property owners have in place. - The public hearing was opened at 7:19pm. Taffy Buchanan, Town Clerk, verified the notice was published in the Lodi Enterprise and the Star News; was posted in three places and on the Town's website; and 35 letters were sent to landowners within 1000 feet. Joe Janas explained his CUP request, stating he is excited to be back to the area, because the first lot on Smith Park Road was sold to his grandfather. Joe Janas said they are now planning on closing on the property about September 28, 2020. He plans on renting the property out, but when it is not being rented, he will use it. No one else presented comments or registered at the public hearing and no other written comments were received. The public hearing was closed at 7:21pm

Agenda #7 Conditional Use Permit request for Joe Janas, future property owner of N2196 Blackhawk Drive, Lodi, WI 53555 – Tax Parcel #11040-972.01. – A motion was made by Renee Nair to recommend to the Town Board to recommend to Columbia County to approve the CUP with the conditions suggested in their Summary Report, 2<sup>nd</sup> by Gordon Carncross. Darrell Lehman questioned whether the Town could make a recommendation when the applicant does not own the property yet, without the current owners written consent. A motion was made by Kevin Kessler to amend the motion on the table by adding the following 5 conditions: 1. The well and septic complies with the County and State requirements; 2. The rental agreement be furnished to the County and the Town; 3. The rental agreement be enforced in the County agreement; 4. A security deposit of at least \$500.00 be part of the rental agreement; 5. The Rental Agreement and recommendations be incorporated as County requirements, 2<sup>nd</sup> by Byron Olson – motion carried unanimously. The amended motion was approved unanimously.

Agenda #8 Site Plan Approval for Lot #4 Ryan's Haven, Lucas Zick – A motion was made by Darrell Lehman to postpone until the next scheduled Plan Commission meeting, 2<sup>nd</sup> by Renee Nair – motion carried unanimously.

Agenda #9 Crystal Lake Park CUP Update –The Plan Commission and Town Board will hold a site visit at Crystal Lake Park on September 17, 2020 at 6:30pm. The group will meet at the borrow pit to start the site visit. The Plan Commission will

try to get a bullhorn or speaker so everyone attending can hear while social distancing.

Agenda #10 Town Board Report – Gordon Carncross reported on the Town Board Meeting.

Agenda #11 Next Meeting Date – The next meeting will be September 17, 2020 for a site visit at 6:30pm and then at 8:15pm at the Town Hall.

Agenda #12 Adjourn - A motion was made by Gordon Carncross to adjourn the September 3, 2020 Plan Commission meeting, 2<sup>nd</sup> by Renee Nair – motion carried unanimously. The meeting was adjourned at 8:46pm.

Respectfully Submitted by  
*Taffy Buchanan*, Town Clerk