

Approved 1/20/2021

PLAN COMMISSION MEETING

WEDNESDAY, DECEMBER 16 2020

5:30 P.M.

FREEDOM TOWN HALL

W2004 COUNTY RD S

1. CALL TO ORDER, ROLL CALL, PLEDGE

Meeting called to order by Chairman Brandon Conrad at 5:30p.m. Commissioners present: Dan Reinke, Darin Tiedt, Henry McKenna, Mark Dollevoet, Chris Evers and Ron Mashlan. Also present: Clerk/Treasurer Colleen Laha and Cedar Corp Jeff Kussow. Pledge recited.

2. VERIFICATION OF POSTING & ADOPT AGENDA

Posted on the 2 Boards at the Freedom Town Hall and on the Town website on the 11th day of December, 2020 at 1:00 p.m. by the Clerk's Office. Also posted at: Dairyland Depot, Freedom Mini Mart and Shop & Save Mart/ Halesi, LLC.

Motion by Commissioner Tiedt with second by Commissioner Reinke to approve the agenda as posted.

7 Yes 0 No MC

3. CONSIDERATION OF MINUTES FOR THE NOVEMBER 18, 2020 MEETING

Motion by Commissioner McKenna with second by Commissioner Dollevoet to approve the minutes of the November 18, 2020 meeting. 7 Yes 0 No MC

4. CORRESPONDENCE: NONE

5. DISCUSSION ON INDUSTRIAL LOT AVAILABILITY WITHIN THE TOWN

The plan commission members discussed several locations that would be viable possibilities for industrial lots. Jeff Kussow discussed the Town's obligation to plat a new industrial lot for Hillcrest Homes, LLC to replace the lot purchased by the Town in the former Freedom West Industrial Park, as per the offer to purchase agreement.

7-6. DISCUSSION AND POSSIBLE ACTION ON STORMWATER MANAGEMENT ORDINANCE (CHAPTER 24) AND EROSION & SEDIMENT CONTROL ORDINANCE (CHAPTER 25)

Jeff Kussow explained that the Town and County ordinances regulating stormwater management and erosion control are very similar in most aspects of their respective ordinances, and mostly identical in the technical requirements. Both the Town's ordinances and County's ordinances are technically enforceable in all areas within the Town.

Jeff Kussow reported that presently the Town administers their stormwater management and erosion control ordinances for principal structures such as residences, commercial and industrial buildings in the Town, and the County administers their stormwater management and erosion control ordinances for accessory structures such as detached garages, storage buildings, sheds and barns. A significant amount of time is spent by Cedar administering and enforcing the Town's Stormwater Management and Erosion Control Ordinances and reviewing associated application for principal structures. Jeff Kussow asked the Commission if the Town desires to continue having their own stormwater management and erosion control ordinances, or if they feel that the Town ordinances may be repealed, leaving stormwater and erosion control regulation to the County. The Commission requested Jeff to conduct more research on the Town ordinances' adoption history and report back at the January meeting for continued

discussion. Jeff Kussow also asked the commission if the Town desires to continue having the County administer their stormwater and erosion control ordinances for accessory structures within the Town. The commission determined that if the Town decides to continue having their
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own stormwater management and erosion control ordinances, the Town should assume stormwater management and erosion control regulation for all structures within the Town for consistency purposes.

8-7. DISCUSSION ON POTENTIAL 2021 MUNICIPAL CODE AMENDMENTS

Jeff Kussow identified the potential need for comprehensive ordinance review and/or update for the following Town Municipal Code chapter/ordinances:

Site Plan Ordinance (Chapter 26): Revise design standards (i.e., exterior building materials & landscaping requirements) to better reflect standards imposed on recent development within the Town and Town desires for future development. Reorganization to improve format/readability.

Subdivision Ordinance (Chapter 18): Update to clean up outdated State Statute/Administrative Code references. Reorganization to improve format/readability.

Stormwater Management Ordinance (Chapter 24): Update to clean up outdated State Statute/Administrative Code references.

Erosion & Sediment Control Ordinance (Chapter 25): Update to clean up outdated State Statute/Administrative Code references.

The Commission also discussed the need to clean up the Town's Developer Manual and create a checklist for applicants.

9-8. OTHER PROJECT UPDATES/TIMELINES

A. SCHMIDT PROPERTY; PIN 090-0619-00 & 090-0633

Plan Commission Chairman Brandon Conrad will be meeting with the Sanitary District to discuss future plans with developing.

B. BELGIOIOSO CHEESE INC. CHEESE PLANT; W2400/W2458 COUNTY ROAD S (PIN 090-0232-11)

Jeff Kussow stated that the Town is still waiting for a copy of the recorded Development Agreement.

C. OTHERS

Commissioner Brandon Conrad will be meeting with Ken from Cedar to talk about the budget.

Commissioner Jason Vandenberg discussed the option of sidewalks from the high school to the elementary school or widening County Rd E to accommodate biking and/or walking.

10-9. BUILDING PERMITS – See Attached.

11-10. SANITARY DISTRICT REPORT

Commissioner Chris Evers reported that the sewer line under the bridge on State Highway 55 needs to be re-done.

12-11. FUTURE MEETING SCHEDULE

Next Plan Commission meeting will be held Wednesday, January 20, 2021 at 5:30p.m.

13-12. ADJOURN

***Motion by Commissioner Tiedt with second by Commissioner Dollevoet adjourn at 6:29p.m.
7 Yes 0 No MC***

Colleen M. Laha, Clerk/Treasurer