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**Planning Commission Meeting Minutes  
February 7, 2022 7:00 pm**

**1<sup>st</sup> order - Call to order: Randy K called the meeting to order**

**2<sup>nd</sup> order - Roll Call: Randy K, Mike M, Toni R, Mike S, Tom L and Roy F**

**Guest – Joe G (HBC)**

**3<sup>rd</sup> order – Discussion for use variance at 1485 1st Street to allow a dwelling use in a detached accessory building (garage)**

- Roy presented and explained what a variance is and when/why to request. Roy presented the owners use variance request:
  - Owners presented the building plans from the previous owners and the original building permit (has a note penciled in)
  - Owners are unable to provide the Occupancy Cert and the Village does not have on record as the building permit is from 2008. Record retention is expired for the original documents.
  - There is a new ordinance being created which will address the garage apartment to be used as a rental but has not been completed/approved as of yet.
  - Owners will work with Roy to contact original owners/builders and request the Occupancy Cert
  - May be subject to additional inspections in order to obtain an Occupancy Cert – owners stated they will accommodate any inspections required.
  - If an Occupancy Cert can be provided, they Commission will meet and decide on recommendation, if any to the March Board meeting

**4<sup>th</sup> order – Discussion CONDITIONAL USE PERMIT for a 30-foot microwave tower in the HWY 35 rightof-way in front of 15 3rd Street**

- Discussion and conversation regarding the intent and purpose of the tower:
  - Current, in town location
  - Tower size – 30 feet, boxes are the same size as existing boxes on poles in town already
  - Improvement to existing communications
  - Currently 1 pole near power sub station
  - HBC is trying to bridge the gap in slow or minimal communication speeds and connectivity
  - East end of town will still have slower speeds
  - HBC is open to an additional tower on the East side – will work with Roy
  - Towers are along both sides of the river
  - Should be ready by spring – requires ground drilling – ground needs to thaw
  - No streets will block traffic during erection and installation
  - Required a state permit which has been approved

**5<sup>th</sup> order – Set next meeting date**

- **Feb 15, 2021, 6:30 pm**

**6<sup>th</sup> order – Adjourn**

- **Mike M made a motion to adjourn**
  - **Mike S 2<sup>nd</sup> the motion**
  - **None opposed –motion carried**

Submitted by Toni Raethke