



"Equal Opportunity Provider & Employer"

508 Second Street, P.O. Box 277, Pepin, WI, 54759, Phone 715-442-2461

Emails: clerk@pepinwisconsin.org and treasurer@pepinwisconsin.org

PLANNING COMMISSION MEETING

Village of Pepin Municipal Building

Wednesday February 8, 2023, at 7:00 pm

MINUTES

1. **Call meeting to order.** Meeting called to order at 7 pm.
2. **Roll call.** Members present: Randy Kallstrom, Mike Michaud, Dan Fedie, Tom Latane. Members absent: Toni Raethke. Also present: Roy Forsstrom.
3. **Approve Meeting Minutes** – Review and approval of 08.11.2022 meeting minutes. Mike Michaud moved to approve the minutes from 8/11/2022 with the deletion of the words "above garage" from item #4 in the draft minutes. Dan Fedie seconded the motion, all voted to approve as amended.
4. **PUBLIC HEARING - Application under Chapter 115 for a CONDITIONAL USE PERMIT regarding a license to operate a Short-Term Rental at 902 4th Street.** Jessica Olson advised that the occupancy levels of the facility will now be 2 bedrooms, and a total of six people. Discussion from attendees about a possible need for a fence at the back of the lot. Owners will include information in their rules about property boundaries.
5. **Discussion/Action on the Conditional Use Permit for 902 4th Street.** Motion made by Mike Michaud to approve the Conditional Use Permit at 902 4th St with the condition that the permit is for the current owner only, for occupancy levels at 2 bedrooms & up to six people, as long as the owner maintains the license in good standing. Tom Latane seconded the motion. All voting in favor of the motion.
6. **PUBLIC HEARING- An Application under Chapter 115 for a CONDITIONAL USE PERMIT regarding a license to operate a Short-Term Rental at 610 1st Street.** This application is for a 4 bedroom operation with 8 guest maximum. Off Street parking was discussed, renters should not park on sidewalk.
7. **Discussion/Action on the Conditional Use permit for 610 1st Street.** Mike Michaud made a motion to approve the Conditional Use Permit at 610 1st St with the condition that the permit is for the current owner only, for occupancy levels at 4 bedrooms & up to eight people, as long as the owner maintains the license in good standing. Tom Latane seconded the motion. All voting in favor of the motion.

8. **PUBLIC HEARING- An Application under Chapter 115 for a CONDITIONAL USE PERMIT regarding a license to operate a Short-Term Rental at 506 1st Street.** The owner is requesting an occupancy of 3 bedrooms and maximum of eight people. Questions were around off street parking availability. The owner indicated the concrete driveway on the east side of the lot has the required area. The house rules say no on street parking.
9. **Discussion/Action on the Conditional Use permit for 506 1st Street.** Dan Fedie made a motion to approve the Conditional Use Permit at 506 1st St. with the condition that the permit is for the current owner only, for occupancy levels at three bedrooms & up to eight people, as long as the owner maintains the license in good standing. Tom Latane seconded the motion. All voting in favor of the motion.
10. **PUBLIC HEARING- An Application under Chapter 151 for an AREA VARIANCE at 407 Prairie Street to allow a six (6) foot alley setback for a detached garage.** Roy Forsstrom explained that the zoning ordinance requires a twenty (20) foot setback when the vehicle access door faces the alley. The parcel is zoned Residential. The application is submitted by Joseph Oberzut, property owner. The owner explained that this variance would be appropriate since the alley right of way is undeveloped, no congestion. The owner intends to restore the property to historic standards. Discussions included possibilities for other locations for the garage.
Randy Kallstrom moved to close the Public Hearing portion of the meeting. Mike Michaud Seconded. Motion carried.
11. **Discussion/Action on the Area Variance for 407 Prairie Street.** Randy Kallstrom made a motion to deny the variance as requested. Dan Fedie seconded the motion. Randy Kallstrom, Mike Michaud, and Dan Fedie voted in favor of the motion. Tom Latane abstained from voting. Motion passes 3-0.
12. **Set Date/time for next meeting.** The date for the next meeting was set for February 22nd.
13. **Adjourn** Randy Kallstrom moved to adjourn. Tom Latane seconded the motion. Motion carried.

Randy Kallstrom-Chair