



Planning Committee Meeting Minutes March 15, 2021

Call to order: Mike M called the meeting to order

Roll Call: Mike M., Mike S., Rob B., Jeff Brezinka (on behalf of the Handy Mart Group), Roy F., Tom L., Toni R. and 1 call and did not identify self

3rd item – Overview of the Zoning Ordinance & Role of the Planning Commission

- Roy shared a presentation outlining the responsibilities of Zoning and the Planning Commission
- Reviewed rationale for having zoning ordinances
- Reviewed zone types and what Pepin Municipality currently has
- Planning Commission duties
- Rob posed a question: who makes up the board and who should be in attendance
- Mike M responded the members are appointed by the Board and has authority to make recommendations to the Board

4th item – Consideration/Action on BP Gas Station signage located at 300 3rd St (previous variance granted for current sign)

Mike M reviewed the request allowed – the request requires two variances:

1. Signage size
2. Lighting

Jeff gave presentation - new sign is smaller and 7' lower, also is not as bright (florescent are brighter in the summer (30,200 lumens) and dimmer in the winter). New sign is LED and same lumens (10,075 lumens) year round and not as bright as florescent. If it found to be brighter, at the cost of the Handy Mart Group, a diffuser could be installed to reduce brightness.

- Roy F made the motion to approve as submitted w/ no conditions recommendation to the Board
- Mike S 2nd the motion
- Tom L opposed

5th item – Extraterritorial Zoning Resolution Discussion/Action on Next Steps

Mike M reviewed allowed the state statute regarding the composition of the negotiating committee.

- Three Village citizens (members of the Planning Committee)
- Three members of the Township

Discussed who is eligible regarding: Board Members/Village Employees – deferred to John S. for eligibility to serve on the committee:

1. Mike S (Board Member)
2. Tom L
3. Toni R (Village Resident and accepts nomination)
 - Rob B made a motion to recommend election of Toni R, Tom L, Mike S (pending John S advisement)
 - Tom S 2nd the motion
 - Motion passed unanimously

Next action: to call a meeting for next steps to proceed and identify Township Members. Post meeting update for full committee participants.

6th item – Discussion of Possibility of Creating New TIF Districts

Rob B explained what a TIF is and the purpose and the deadline for submitting now or will have to wait

- TIF committee is currently looking at and identifying new districts (Directed by the Village Board to do so)
- Reviewed TIF money is for business and or residential use for improvements to the property
- TIF utilizes current maps of the Village to carve out districts
- Rob B proposed having a Public Hearing with the Planning Commission regarding the proposed TIF districts before finalization

Roy will create overlays on the maps to make clean TIF district outlines

Mike M asked what happens when a TIF loan defaults (fire, loss or loan default) then no value is given and the Village can use that amount in the same district again.

- If land/property owner wants to lower the value, the TIF value also decreases.

There is cost involved in creating the TIF districts

- Rob proposed using the income from TIF # to fund the other TIF district creation with a pay back so the Village pays \$0

7th item – Next Meeting Date? – Left open

- Mike M made motion to adjourn
- Tom 2nd the motion
- None opposed