

Approved: 10.02.2024

Posted: 10.03.2024



"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 PUBLIC HEARING/MEETING

Village of Pepin Municipal Building
Wednesday August 28, 2024, at 7:00 pm

MINUTES

1. **Call meeting to order.** – Randy Kallstrom called the meeting to order at 7 pm.
2. **Roll call.** – Members present were Randy Kallstrom, Tom Latane, Kevin Sandwik, Dan Fedie, Pat Sandstrom, Jeff Heit, and Mike Michaud.
3. **Approval of Meeting Minutes- Minutes from meetings on 07.02.2024 and 07.08.2024.** - Dan Fedie made a motion to approve the minutes from July 2nd with the change of clarifying the discussion of "parking on-street versus on-site. Motion seconded by Tom Latane. Motion Passes. Pat Sandstrom made a motion to approve the minutes from July 8th, motion seconded by Dan Fedie. Motion passes.
4. **Public Hearing: A request by Larry Dokkestul to subdivide an existing residential lot located at 1475 First Street. Parcel ID No. 171004690000.** - No one was present to give comments on this item. Randy closed the Public Hearing.
5. **Discussion/Action: A request by Larry Dokkestul to subdivide an existing residential lot located at 1475 First Street. Parcel ID No. 171004690000.** - Jeff stated that the proposed subdivision meets the requirements for minimum lot size in the residential area. Some discussion of creating a non-conforming lot where the garage sits. Larry indicated that he would be submitting a LUCR for additional modifications to the existing garage building on the new lot to make it a residence. Jeff Heit made a motion to approve the subdivision request with the understanding that his intention is to make it conforming. Seconded by Pat Sandstrom. Motion passes.
6. **Public Hearing: A request by Alisha Hoyt for a variance to Chapter 151.038, Low Impact Commercial Area to allow Outdoor Sales for a property located at 910 3rd Street. Parcel ID No. 171003240000.** – No one was present to provide comment. Randy closed the Public Hearing.

Approved: 10.02.2024

Posted: 10.03.2024

7. **Discussion/Action: A request by Alisha Hoyt for a variance to Chapter 151.038, Low Impact Commercial Area, to allow a Conditional Use to allow Outdoor Sales for a property located at 910 3rd Street. Parcel ID No. 171003240000** – Jeff pointed out that this request is for selling utility storage sheds at this location. The lot is Zoned Low Impact Commercial. This was done in 2009 by Village Board Action. The Low Impact Zone Ch 151.038(B) item 8, does not allow for "Outdoor Sales." However, Chapter 151.038(A) item #5 does allow for "Low volume and specialty retail sales." There was discussion of what is the distinction between these two types of activities. Flea Markets and Car sales were identified as outdoor sales types of activities. Tom Latane pointed out that this zoning category was created to allow some business activity in residential areas without having it rezoned to commercial, where any type of business would be allowed.

Mike pointed out that the issue here is whether this utility shed sales is a "low volume and specialty sales" item or an outdoor sales item. Tom Latane stated that he thought granting a Conditional Use rather than a variance would be in order here since a variance stays with the property. Alisha Clarified that this is a request to relocate the portable Storage Sheds sales activity that is now at 415 3rd St to this property. Jeff Indicated that if this is granted the next step would be to file a LUCR application requesting approval of the storage shed locations.

Tom Latane made a motion to grant a Conditional Use Permit for sales of portable storage sheds and similar structures at 910 Third street. Pat Sandstrom seconded the motion. Motion passes, Dan Fedie abstained.

8. **Discussion/Action regarding process for updates to the Village Zoning Map** – All agreed that the Zoning Map created in 2008 that is posted in the Village Clerk's office needs updating. Mike Michaud pointed out that a major flaw in this map is that some lots are identified as "Public" but our Zoning Ordinance does not indicate that we have a category called Public in our list of Zoning Districts. Dan Dedie suggested we could create a new Zoning district with that name as a new section, Chapter 151.041.

Discussion of capturing changes that have been made since 2008 on this update included 910 Third St, the sale of the building at 406 Washington, and 602 Dunn Street. There was discussion about what to do about the Marina, whether it should be Zoned Commercial, although it is Village owned. Create a category called Village owned? Randy stated we need to discuss 207 Lake St, the lot that the Village just recently purchased. That lot is shown Commercial on the map but was used residential.

Jeff Heit said he has talked to Maria Nelson at the county, they are willing to help with map changes but would have to charge us hourly fees. Mike Michaud said we should consider how we are going to store this new map, PDF or GIS or what, we will need to be able to make future changes to whatever we create now.

Approved: 10.02.2024

Posted: 10.03.2024

Dan Fedie said he knows of a property on the east side of town that has changed that we need to identify, Mike suggested we start to make a list of the properties that need to be changed. There was a consensus that we need larger maps to work from. We will get them printed at the County. Each of us will make a list of changes that we think will need to be made. Dan suggested we review the Planning Commission meeting minutes going back to 2008. Randy will have the Clerk find those Meeting minutes. Mike suggested we have the current map PDF Version posted on the website for members to download.

9. **Set next meeting date** - The next meeting date will be September 24, 2024 at 6 pm.
10. **Adjourn** – Pat Sandstrom made a motion to adjourn, seconded by Jeff Heit. Motion passes.

Mike Michaud - Secretary