

MINUTES

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING

Monday, May 5, 2025 – 4:00 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 4:00 PM.

Bob Oberhauser	Present		Jeff Meyer	Present
Chris Stephenson	Present		Brian Blanchette	Present (4:01pm)
Pat Gilbert	Present		Matthew Poole	Present
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, John Oberfoell, Robyn Oberfoell, Christina Weitzel, Maria Camp, Kevin Camp, Brenda Steffes, Scott Carey, Mel Carey Tibbits				

APPROVAL OF MINUTES – MARCH 31, 2025 MEETING

Motion (Oberhauser/Stephenson) to approve the minutes. Motion carried, all voting aye (5-0).

PUBLIC HEARING – REQUEST OF JANICE CAREY AND CYNTHIA TERRILL, OWNER OF PROPERTY LOCATED AT 674 CTY RD O IN THE EXTRATERRITORIAL ZONE (TAX PARCELS: 018-1047, 018-1049, 018-1052.02, AND 018-1050), TO REZONE PARCELS FROM A-1 EXCLUSIVE AGRICULTURAL USE DISTRICT TO B-2 HIGHWAY COMMERCIAL DISTRICT AND TO REQUEST A CONDITIONAL USE PERMIT FOR MINI-STORAGE WAREHOUSES AND CONTRACTOR-CONDOMINIUM STYLE BUILDINGS.

Motion (Blanchette/Meyer) to open the public hearing at 4:03 p.m. Motion carried, all voting aye (6-0).

Kevin Camp, 6625 Ramshorn Dr., Deforest: Purchaser of the Property - Interested in getting the plat rezoned to put a storage business building and contractor-condominium.

Brenda Steffes, 565 Old Highway Rd: Would like a little more detail regarding the project. She would like to keep things in the area neat and tidy. She and her neighbors would like something that will be nice and be taken care of.

Robyn Oberfell, 649 Cty Rd O: Property is right across the road. She knows this company has built buildings before and they are well-kept buildings. No objections.

Motion (Meyer/Stephenson) to close the public hearing at 4:08 p.m. Motion carried, all voting aye (6-0).

CONSIDERATION OF REQUEST OF JANICE CAREY AND CYNTHIA TERRILL, OWNER OF PROPERTY LOCATED AT 674 CTY RD O IN THE EXTRATERRITORIAL ZONE (TAX PARCELS: 018-1047, 018-1049, 018-1052.02, AND 018-1050), TO REZONE PARCELS FROM A-1 EXCLUSIVE AGRICULTURAL USE DISTRICT TO B-2 HIGHWAY COMMERCIAL DISTRICT

The commission will discuss items 4 and 5 of the agenda together. Administrator Honer doesn't see anything that is a concern from the City's perspective. Honer's recommendation to the commission is to make their action contingent upon site plan approval. The zoning would not be approved by City Council until this commission approves the site plan.

Oberhauser believes this is a potentially needed thing, to have storage condos.

Plan Commission members asked questions to the potential buyer of the property and had discussions of the proposed plan and idea.

There is a renter currently living in the house on the parcel. If the zoning of the entire parcel gets changed, it would make the house not able to be lived in. The Commission discussed changing the zoning of 3 out of the 4 tax parcels, and leave the parcel with the house as is.

Honer recommends to rezone all parcels, except for parcel 018-1047.

Motion (Oberhauser/Blanchette) to recommend Council approval of the request of Janice Carey and Cynthia Terrill, owner of property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 018-1049, 018-

1052.02, and 018-1050), to rezone parcels from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District, and recommend Council approval of a conditional use permit for mini-storage warehouses and contractor-condominium style buildings, contingent upon a site plan approval. Motion carried by roll call, all voting aye (6-0).

CONSIDERATION OF REQUEST OF JANICE CAREY AND CYNTHIA TERRILL, OWNER OF PROPERTY LOCATED AT 674 CTY RD O IN THE EXTRATERRITORIAL ZONE (TAX PARCELS: 018-1047, 018-1049, 018-1052.02, AND 018-1050), FOR A CONDITIONAL USE PERMIT FOR MINI-STORAGE WAREHOUSES AND CONTRACTOR-CONDOMINIUM STYLE BUILDINGS. ACTION: RECOMMEND COUNCIL APPROVAL.

Discussion and action were had under previous agenda item.

ADJOURNMENT

Motion (Oberhauser/Gilbert) to adjourn 4:45 PM. Motion carried, all voting aye (6-0).

Matthew Honer, City Administrator

Approved: