TOWN OF DELTON
PLAN COMMISSION MEETING
02-05-2025

MEETING MINUTES -

1. **Chair Gasser called the meeting of Plan Commission to Order at 4:00 PM**

   Roll Call: Brent Gasser, Kathy Radcliff, Ross Curry, Ron Wormet, Bob Demars, Bob Nagel, Bob Prosser (absent). Also present, Deborah Kowalke, Joe Hasler, Steve Clyman, Mark Schauf, Rob Roth, Erin Salmon

   Also present: Evgeni Vichkov, Tzvotomir Goranov, Mark Arft, Elliot Arft, Bert Parrish, Darlene Parrish, Andrew Bindl, Cole Rasmussen, Emily Bickford and Jeff Graefen (virtually),

   Verification of Notice: Clerk/Treasurer Deb Kowalke posted in all locations

2. **Approval of Agenda:**
   a. Plan Commission Agenda, **Motion by** Radcliff, **2nd** by Ross, all in favor, Motion carried.

3. **Citizens input on non-agenda topics** – None

4. **Update concerning Town Code adopted January 29, 2025 and possible public hearing, if required**

   a. Hasler discussed the current code and how it does not permit some of the uses for tonight's meeting.

5. **Public Hearing – 4:00 PM**
   Conditional Use Permit for Bulcorp Logistics, LLC (Evgeni Vichkov), to allow the use of the Light Industrial Zoned property for a Truck & Bus terminal, tax parcel #008-0991-11000, 3.38 acres, Pursuant to proposed new code Section 255-74(C) of the Town of Delton Zoning Ordinance and the permitted use of trade & contractor offices of the proposed Zoning Code, 255.73(J).

   Administrator Roth from RPS presented to the Plan Commission and provided a background.

   Points of Recommendation for this application:

   1. The Owner obtains WDNR stormwater and erosion control permit approval, and Town of Delton stormwater and erosion control permit approval prior to Building Permit issuance
   2. The Owner obtains Town of Delton work in Right-of-Way permit for connection to existing Giebel Court storm sewer.
   3. The Owner obtains Sauk County Sanitary Permit approval for the proposed septic system.
   4. The use of the proposed 5,040 SF building facility for multi-tenant commercial use is approved by this CUP. The Owner and future Operator of each tenant unit within the facility are both jointly responsible for the timely advance submittal and Town of Delton approval of tenant uses that require CUP approval.
   5. A photometric lighting plan is provided prior to building permit approval to document lighting levels for the proposed expansion.
   6. Confirm screening plan as shown in the Site Plan, with any changes to be approved by Town Staff.
   7. Building expansion is allowed up to a 25% expansion (1,260 sf total building area) without a CUP. Additional buildings or larger expansions will require a CUP renewal or update.
   8. Payment of all fees and expenses incurred by the Town in connection to permitting and permitting processes should they exceed the submitted escrows.

   Roth stated that we have received all applications materials from the applicant and that the Town has received the payments for the fees and deposit.
   Roth stated that this is a 3.38-acres parcel with Light Industrial Zoning near Giebel Ct.
   Proposal is for a trade and contractor offices in connection with a truck terminal. Using the exhibit, Roth pointed out the general layout of the site. Explained that this was a former site for a landscaping business, Gary Stieve. At that time, the operation was not permitted. The property was then turned over and changed hands.
   This proposal is for a CUP, 65,000 SF of gravel for trucking and storage.
   Building is 72'x70'. The configuration of the building is for an office and tenant areas would be divided in the building.

Roth provided information on the Zoning District. The Town Comprehensive Plan calls for Commercial zoning in this area. That was amended in 2015 by the plan commission and created by the board. We noticed the thinking that this new report there would be higher intensity commercial area. In our opinion, there's two things.
Number one is that the current remnant Zoning trumps this, when there is a proposed use that fit current remnant zoning. And two, the proposed use of commercial services in connection with the truck terminal office generally fits with the land use, while the zoning district may not.
We took that perspective with this plan, even though the future land use definition of commercial doesn't quite line up with the exact letters of industrial.
Several years ago, I believe in 2010, the proposal for jet armor was a similar case, where at the Plan Commission level, that parcel was left as Light Industrial with a CUP (Boat covers).
Roth stated that the proposed parking is well off the property lines. Trees are in place today and will be remining. We always require the lighting plan to be provided. This will be provided as the plans go through.
Well/septic provisions will be provided.
Access/Drainage – off Giebel Ct. at current driveway. Roth indicated that the drainage is via stormwater pond. RPS looked into the use of the DOT pond. Some hurtles, so building a new pond with overflows to the DOT pond.
The property to the North will receive the pond water, after it's been handled via overflow, to predevelopment levels.

Evgeni Vichkov came to the podium, and introduced himself. Asked the Commission and asked if there were questions.

Demars inquired about the drainage by and how the D.O.T. had issues with this pond.
Roth provided a recap – stated he review the file for another matter recently on this. Yeah, back in 2010 or before that, the DOT firm that was doing the project came to the town after there were several complaints with drainage out of Yellow Thunder. The D.O.T. pond intercepts this area and most of Giebel Ct. The pond was insufficient. The D.O.T. went back and expanded or improved the pond system.
Demars clarified that the D.O.T. DID include the Giebel Ct. area.
Roth stated that yes, the D.O.T. did include volumes.
Gasser said that Bulcorp is installing a new pond with infiltration. Stages it, so there is no impact or little impact.
Roth stated that you can't get rid of the volume unless you infiltrate it, which this plan does infiltrate. It will make it so that there is less impact, if no impact, in most storm events.
Radcliff inquire on the site plan and the amount of blacktop. Discussion on impervious area and that most of site is gravel.
Nagel inquire on the grading plan and HWY 12 and loss of trees and the buffer along HWY 12.
Discussion on existing contours and proposed grading and additional screening as an option. Evgeni indicated all of the trees are pine. He stated that he would agree to add a buffer of trees if needed.
Discussion on construction schedule. Evgeni stated DOT will take 6-10 weeks for approval. Would like to start in the summer.
Also discuss the existing roads and weight limits, impact in the Spring. Giebel Ct. is not posted. Round -a-bout West would be posted. The East round-a-bout is per the DOT. Evgeni stated that the Truck traffic will come in, off HWY 12, then go directly onto Giebel.
Septic System permission – then the building permit 2nd.
Discussion on the trucking company and Evgeni confirming it's just for his own trucks. Inquiry on the leasing space which is for the office, not truck parking. Contractor "office" intent is for a conditioned garage. No vehicle repairs and outside storage. No repairs of the trucks will be on site. Discussion on the purpose of this proposal. Evgeni stated that he rents spaces from Rocky Arbor and this particular space been for sale for a while. Discussion on business base, which is the Dells. Evgeni owns 18 trucks and or trailers. Site Plan indicates 24 stalls. From a Building Code, there will no volumes of flammable materials. Fire Inspector would handle this.
Noise/Breaking – would have to police that knowing residential is in the area. Evgeni discussed the un-likelihood of jake-braking at 20 mph. Not a reefer (refrigerator) truck terminal. This section of Geibel Ct. was built to DOT standards and does not require restrictions.
Radcliff inquired about tires. No tires to be left outside. Used tires to be stored inside. Gasser stated that there is no provision of outdoor storage. The storage is limited to a max of 24, per Site Plan.
Ross inquired on types of trucks and service. Evgeni stated that Rocky Arbor does their tire work.
Evgeni followed up and stated that Kwik Trip is a truck stop. This is a truck terminal. The idea is to have our trucks and trailers on our yard, safer.
Discussion on fencing the fence. Town does not require fencing, for safety. General discussion on security itself.
Radcliff inquired on tractors/trailers are not road worthy. Contingency that there are "non" usable equipment on the site. Evgeni brought up a storage trailer, this could be a scenario. States they're a trucking company, not a storage facility. Trailers need to be licensed.
Discussion moved to the 2 written letters received for the CUP. Kolar (in favor) and HCN (not in favor). Gasser

stated that that we will review the two documents once legal opinion weighs in. No other persons in attendance in favor or to oppose this CUP.
Attorney Hasler inquired if the Commission is we going to act and approve the CUP tonight. Or take the comments received from the HCN, come back at a later meeting and approve permit. Ho-Chunk has technical issues they ask for the Town's consideration with little time to review.

Table the proposal and approve or not approve when the PC meets again on March 7th, before the TB meeting.

Motion to table by Nagel, **second** by DeMars.
Discussion on the letter by HCN and we should provide responses. Give more time to have Roth and Hasler review this. Appropriate motion, make sure letter is addressed reviewed. Hasler noted that with a CUP, the applicant is entitled if they are willing to abide by reasonable recommendations. Suggesting that between now and the meeting in March, put together a set of revised conditions that will address the issues. Then up to the applicant if they agree.

Roll Call – Ross - no, motion carried. Table and close the Public Hearing.

6. **Items for discussion/action:**
   a. Discussion/Action on CUP for Bulcorp Logistics, LLC (Evgeni Vichkov). – discussed above.

7. **Public Hearing – 4:30 PM**
Conditional Use Permit for Fox Valley Trucking Baraboo LLC (Mark Arft), to allow the use of the Commercial Zoned property for sales and repairs of agricultural and outdoor power machinery and equipment, tax parcel #008-0274-10000, 1.35 acres, Pursuant to the proposed new code Section 255-70(EE) of the Town of Delton Zoning Ordinance.

Administrator Roth presented to the Plan Commission and provided a review and background to the PC. Summarized high point and history to put in to record. Scenic Bluffs Equipment, years prior, had been working with John Neuman on the permitted use. Service was part the ordinance. After the positive enforcement action, we were addressing the Agricultural equipment.

Points of Recommendation for this application:
1. Confirm hours of operation (as typical with all CUP's)
2. Stalls in the front of the property for the display area only. Confirm type of display or specify units of display.
3. Continue use of the existing wood fence screening material for the garbage and recycling area as shown on the Site Plan, including upkeep and maintenance.
4. Any change of use requires a new CUP.
5. Building additions or expansions greater 25% shall require a new CUP.
6. No parking on the drain field.
7. No storage of tires on the exterior of the site is allowed.
8. Payment of all fees and expenses incurred by the Town in connection to permitting and permitting processes should they exceed the submitted escrows.

Fox Valley Truck (FVT) purchased the property from John. A few years ago, the Town adopted a revised use, to fit the Vehicle Sales and Service. Amended the Ordinance to state sales and repairs of agricultural and outdoor power machinery and equipment.

FVT has submitted all application materials, fees and deposit. The project is ready for action. Some of the new conditions and standards are considered. Site has an existing well/septic, existing driveway. Regarding stormwater, nothing triggers the stormwater ordinance on this. Ditches are big and never filled with water. The site is located next to the Cenex property.

Roth referred to the exhibit. Storage is where we like, as shown, with stalls in the front of the property for the display area only. The site meets setbacks and other requirements.
We have a new CUP for the existing business, in the areas that we show.

Mark Arft presents. Fox Valley Truck. Up in Appleton and Shawno. They sell trucks, service trucks, tractors, mowers. His son Elliot spoke with Neuman and purchased business. Want to continue the sales and some service

for tractors, mowers and equipment. The main thing is sales.

Gasser inquired about Gateway and their UTV sales. Arft stated that they do very little with UTV. No plan for UTV or Golf carts. Their key is tractor, implements and mowers. Hours are 8-5 Mon-Friday. Sat. 8-12. Mower sales in summer, Saturday hours would be 8-5.

The service bay was never originally approved and will need to approve with this CUP. Discussion on type of tractors, clarified as compact tractors, not farming equipment.

DeMars inquire on grease trap. There's an existing drain and grease trap. They get them pumped every month and have records.

Equipment – non-operational is not allowed. Can't be sitting there for 6 months. Discussion on the clean-up that took place and future planning on cleaning up equipment out back.
Parking on the drain field was done in the past, Commission expressed to not park on that.
Signage is on the building as Scenic Bluffs

No other persons in attendance in favor or to oppose this CUP.

Motion by Kathy, **second** by Demars to close this public hearing. All in favor, motion carried.

8. **Items for discussion/action:**
   a. Discussion/Action on CUP for Fox Valley Truck Baraboo LLC (Mark Arft)

   Motion by Nagel to approve the CUP for sales and repairs of agricultural and outdoor power machinery and equipment as discussed:

   1. Hours of operation are 8-5 Mon-Friday. Sat. 8-12. Mower sales in summer, Saturday hours would be 8-5.
   2. Stalls in the front of the property for the display area only.
   3. Continue use of the existing wood fence screening material for the garbage and recycling area as shown on the Site Plan, including upkeep and maintenance.
   4. Any change of use requires a new CUP.
   5. Building additions or expansions greater 25% shall require a new CUP.
   6. No parking on the drain field.
   7. No storage of tires on the exterior of the site is allowed.
   8. Payment of all fees and expenses incurred by the Town in connection to permitting and permitting processes should they exceed the submitted escrows.

   In addition, the CUP is with the owner and not the land.

   Second by Ross, all in favor, motion Carries.

9. **Public Hearing –5:00 PM**
   Conditional Use Permit for United Cooperative via Jeff Graefen (ABC Supply), to allow the use of the Commercial Zoned property for Building Contractor's Storage Yard, tax parcel # 008-0273-10000, 8.68 acres, Pursuant to proposed new code Section 255-70(HH) of the Town of Delton Zoning Ordinance.

   Administrator Roth presented to the Plan Commission provide a summary to the Town.

   Points of Recommendation for this application:
   1. The Owner obtains WDNR stormwater and erosion control permit approval, and Town of Delton stormwater and erosion control permit approval.
   2. Approval of Sauk County Sanitary Permit for Septic System.
   3. This CUP approves 40,000 sf of new building for the purpose as described herein, including related exterior screened building material storage yard.
   4. All exterior storage shall be limited to building materials in connection with ABC Supply, and not exceed 10' in height.
   5. Refuse and recycling shall be kept at all times behind the screening areas.

6. A photometric lighting plan is provided prior to building permit approval to document lighting levels for the proposed expansion.
7. A landscaping plan is provided prior to building permit approval to document all accent trees to be placed on the site.
8. Confirm screening plan as shown in the Site Plan, with any changes to be approved by Town Staff.
9. Payment of all fees and expenses incurred by the Town in connection to permitting and permitting processes should they exceed the submitted escrows.
9. CSM will be done by the board in the near future.

Roth stated this is a CUP request for United Cooperative on behalf of ABC Supply, Jeff Graefen (virtually) and others in attendance from ABC Supply.

Explained that this is the former site of Cenex. Proposed use for ABC supply is a for new building facility, material supply and yard. Under the new Code, that would be a district in the future Ordinance, under Commercial. The applicant has submitted all application materials, fees and deposit.
Main elements of the proposal is that the front of the site will remain the same, except there will be a new building built. Site will be suited for trucks and deliveries. Exterior storage portion will be screened by a fence and 8' vinyl slates.
The existing pond that is on site was previous built for the need of fill on the site. Roth stated there is a liner in place and handles front drainage that would remain with this project, with additional facilities to accommodate drainage in the rear.
The southern driveway was cut off. Access was renegotiated with the property to the north for shared access.
D.O.T. controls HWY BD and signage. The trend is that D.O.T. is actively removing driveways

The site would, develop a new well and septic so they'd come under the permitting. The site would install its lighting facilities exterior, and will be required to come under the permitting. The applicant will be required to complete the stormwater management from DNR approval and reduce or eliminate their stormwater drainage to meet the ordinance and our ordinance.

Refuse/Recycling for this project, this particular site, in discussing with the applicant, they move dumpsters around because they have active storage operation. It will be behind the building. So it will be screened and behind the building.

Jeff Greafen presented to the Commission, virtually. Thanked for allowance in the meeting and for his ability to join virtually, as preparing for ice storm. Stated the proposed building is 40,000 square feet and on 8.68 acres. The building height is approximately 27 feet tall. The concrete paved yard is approximately 170,000 plus or minus square feet. The outdoor storage is in all of this; material storage, not limited to roofing, siding, windows, lumber, and other items. In addition to that, the outdoor storage area is proposing an 8-foot tall vinyl black slatted fence for screening. He noted that they sent over the drawing today that shows a couple of area lights to be considered for a 16-foot tall cantilever rack of the yard.
Operation 7 a.m. to 5 p.m. Monday through Friday. 7 a.m. during the busy months, i.e. spring, summer months, and also during those busier months, 6 a.m. to 6 p.m. of loading material.
Will employee 18-22. The proposal benefits overall economy and service the community for much needed materials. 30-years this has been a business location. Would like the consideration of two driveways on the Pit Road side.

Nagel inquired if the 2nd driveway application been done. Rob said that we would like the town to support it. He has started D.O.T. discussions, but have not heard back from there yet. Might be tough getting the 2nd driveway.
Greafen stated the flow of traffic would be better and from a safety standpoint, potentially safer having two entrances into the location. Emily introduced herself the two others, representing ABC Supply.
Cole Rasmussen, with ABC further explained the flow of traffic, so trucks do not back out onto HWY BD. Nagel stated that the D.O.T. may need a traffic divider. Deceleration/Acceleration Lanes. The D.O.T. has 3 levels of driveway services off the highway. Type, A, B, C. Rob discussed the Types of classifications, lanes, and tapers. They have width and radii perimeter. ABC stated they're looking at 10-15 trucks per day and employee traffic.
The Plan Commission indicated that the Town would support the 2 driveways and the project itself.
Referring to the Site plan drawing provided by ABC this AM, is for the purpose of the racking.
20' drive is on the site plan and will work for the project.

Discussion on the outside storage. 26,000 under-roof, more of the inventory will be in the building, rather than outside.

Discussion on the setbacks of the movable/portable storage racks. They do have to be anchored.

There will be a CSM to resolve a remnant parcel and remove line that runs down the parcel. That action would be submitted separately.

DeMars inquire on PSI for Fire System and Wells. Graefen stated that ABC will be pulling from a tank, pumps are high capacity. Demars inquired about the driveway permit and if Sauk has been notified. Recommend to Rob to contact Sauk, for the access jurisdictional matter. And stated Cenex has been in operation for over 30 years with traffic onto HWY 12.
Radcliff inquire on the site plan 30' sliding gate specifically the gate along the HWY 12 side. There is a future potential use for access with all of the property on the south and road. ABC can remove the gate if the Town would like.

Discussion if the CSM should be a CUP condition as part of the CUP condition. 1 parcel, just a line going through the property, based on the plat of survey by MSA.

No other persons in attendance in favor or to oppose this CUP.

Motion by Nagel, **second** by Demars to close this public hearing. All in favor. Motion carries.

10. Items for discussion/action:

a. Discussion/Action on CUP for United Cooperative, via Jeff Graefen (ABC Supply)

Rob would like input on additional material received and height in the cantilever racks. No issues from PC on this. As referred to on the exhibit.

Motion by Nagel to approve the CUP for Building Contractor's Storage Yard as discussed:

1. The Owner obtains WDNR stormwater and erosion control permit approval, and Town of Delton stormwater and erosion control permit approval.
2. Approval of Sauk County Sanitary Permit for Septic System.
3. This CUP approves 40,000 sf of new building for the purpose as described herein, including related exterior screened building material storage yard.
4. All exterior storage shall be limited to building materials in connection with ABC Supply, and not exceed 10' in height.
5. Refuse and recycling shall be kept at all times behind the screening areas.
6. A photometric lighting plan is provided prior to building permit approval to document lighting levels for the proposed expansion.
7. A landscaping plan is provided prior to building permit approval to document all accent trees to be placed on the site.
8. Confirm screening plan as shown in the Site Plan, with any changes to be approved by Town Staff.
9. Payment of all fees and expenses incurred by the Town in connection to permitting and permitting processes should they exceed the submitted escrows.
9. CSM will be done by the board in the near future.
10. Hours of operation are 7 a.m. to 5 p.m. Monday through Friday. 7 a.m. during the busy months, i.e. spring, summer months, and also during those busier months, 6 a.m. to 6 p.m. of loading material.

In addition, the CUP is with the owner and not the land. To approve when the new code is adopted on March 7th and to include racking conditions.

Second by Radcliff, all in favor, Motion Carries.

11. Public Hearing – 5:30 PM
Conditional Use Permit for A&A Auto, LLC (Bertron Parrish), to allow the use of the Commercial Zoned property for Auto Body and Maintenance Repair Shop, tax parcel #008-0098-12000, 2.21 acres, Pursuant

to proposed new code Section 255-70(Z) of the Town of Delton Zoning Ordinance.

Administrator Roth presented to the Plan Commission provided a review and background to the PC.

Points of Recommendation:

1. Confirm hours of operation (as typical with all CUP's)
2. 12 stalls in the front of the building for completed vehicles. No unlicensed/unregistered vehicles are allowed on the site.
3. Confirm screening plans as shown in the Site Plan, with any changes to be approved by Town Staff.
4. Exterior tire storage to be shielded from view and limited to only the area shown in the Site Plan and coordinated with a 3rd party for pickup or collection.
5. Installation of a Business Sign under the Town's Signage Ordinance.
6. Future employees may be allowed, up to 3 person's total.
7. Building expansions/additions over 25% shall require a new CUP.
8. Payment of all fees and expenses incurred by the Town in connection to permitting and permitting processes should they exceed the submitted escrows.

Summarized high point and history to put in to record. Starting talking a few years ago, based on variations on what was approved and what needs to be changed with clear expectations and standards that we can administer on this property and where we're going to grow and operate the business. Original CUP was approved by CUP in 1994.

Under full ownership recently as a Vehicle Repair Service, existing facility. Not looking at details like stormwater concerns. Look at the basics, such as vehicles, lighting, signs.
Refuse and recycling, especially tires. The recommendations spoke in detail:

Area in back can be further discussed

Driveway is a legal driveway per the Ordinance.

Bertron Parrish presented to the Commission. Body Shop and Maintenance. Bertron stated majority of work is maintenance. Discussion regarding the vehicles in the back. Demars inquired with Bertron on the clean up in the back. Stated it still needs to get cleaned up.

Radcliff inquired on the west property line and vehicles possibly parking across the line. Berton was not aware of this. The proposed screenings will be planted on this west side and will address this concern.

Discussion on 12 completed vehicles shown on the site plan. Plan Commission and Bertron discuss the vehicles out front. Gasser stated the value of Bertron's operations. Radcliff inquired about vehicles on site, are they operable. Not sitting there for months. Gasser inquire on timeline to alleviate the fear of junked vehicles being left out there. That's an area of importance, or if there are vehicles that are part of your operation that you're working on or if they're there, they're inoperable and they need to be routinely taken off site. Bertron said some were abandoned and he's working on getting this cleaned up. General discussion on what is an appropriate amount of vehicles to be stated on site for the CUP, in front and in rear. Rear of the building; discussion on the amount of vehicles about back. Gasser suggested to have more allowable on the site. 12 in the front and 12 in the rear.
Screening; Berton informed the Commission of the existing fencing. The East side 30' of fence was put up. The other fence was brought forward 20' and over to the East 20'.
Mark Shauf indicated that Berton has been respectful of any of Mark's requests.
Refuse/recycling location – site plan needs to be modified
Employee inquiry and time to work on the vehicles.
Discussion on what is the appropriate number for vehicles in front and out back.
Radcliff inquired on tires. Bertron stated there will be tires stored on the exterior.

No other persons in attendance in favor or to oppose this CUP.

Motion by Ross, **second** by Nagel to close this public hearing. All in favor, motion carried.

12. Items for discussion/action:

a. Discussion/Action on CUP for A&A Auto, LLC (Bertron Parrish)

Motion by Demars to approve the CUP for Auto Body and Maintenance Repair Shop as conditions discussed.

1. Hours of operation ?Not discussed at the meeting…..
2. 12 stalls in the front of the building for completed vehicles. No unlicensed/unregistered vehicles are allowed on the site.
3. 24 visible vehicles in total on the property.
4. Confirm screening plans as shown in the Site Plan, with any changes to be approved by Town Staff.
5. Exterior tire storage to be shielded from view and limited to only the area shown in the Site Plan and coordinated. Owner to dispose of tires and coordinated with Breunig's.
6. Installation of a Business Sign under the Town's Signage Ordinance.
7. Future employees may be allowed, up to 3 person's total.
8. Building expansions/additions over 25% shall require a new CUP.
9. Payment of all fees and expenses incurred by the Town in connection to permitting and permitting processes should they exceed the submitted escrows.

Approval conditional on the adoption of the new code, March 7th and with owner, not the property. No storage of vehicles on the empty parcel owned by Bertron 0098-13.

Second by Nagel.

Discussion – time frame to get vehicles down to 24. Discussion on 6 months, by August 1 and screening planting Aug 1st.

All in favor, motion carries.

13. **Items for discussion/action:**

    i. Zoning Ordinance Review / Update – future review, once new Code is published.

14. **Correspondence:**

    a. Town Engineer updates of other planning matters that may soon come before the Town

    Comprehensive Plan Update – Roth stated the Town should update the plan consistent with the with the statutes. It doesn't require you to do it, but it does require an update to the comp plan every 10 years. It was adopted in 2009. If we have conflicts when someone challenges it, it can come up. Gasser request RPS to provide a budget number, plan for it. Rob wanted to address the importance of it.

15. **Next Meeting Date:** Friday, March 7th, 2025 at 10:00 AM before the TB meeting at 11:00 AM.

    Plan to discuss on HCN's letter regarding Bulcorp. RPS prepare a review letter and set of recommendations to the PC and provide to HCN. Purpose of the delay is for RPS to review the comments and see if it's appropriate to address those comments in the set of conditions, if the CUP is approved.

16. **Motion by** Nagel for the Adjournment of Plan Commission Meeting, **second** by Radcliff at 6:21 PM

Minutes by Erin Salmon, RPS

02/05/2025