Town of Elba
Plan Commission Public Hearing and Meeting Minutes
Tuesday, May 21, 2024

The Plan Commission Public Hearing was called to order on Tuesday May 21, 2024, at 6:30pm. Commission Chairperson Jane Parpart, Commissioners Thomas Lannoy and John Moline, and Town Clerk Lori Koenig-Fry were present. 9 members of the public were present.

Public Hearing: Chairperson Parpart opened the floor for the public hearing. Thomas and Margret Agnew stated that they are using the last of the divisions allowed for their property and they picked the location of the lot as part of the lot they do not currently farm, so they added some acres to that area to make the lot. Resident Nate Pollnow asked why they choose for this lot to be located off Breyer Road in the back yards of their prior developed lots and not on County T next to the other lots. Thomas Agnew stated that there is some area so the new lot will not be directly in the back yards of the other lots he also stated that there is 1.5 acres that he was not using, and this new lot were resolve that. Margert Agnew also stated that there is a stream that goes through the new lot making it attractive. Also, the Breyer Road driveway would be nicer for the future homeowner than the County Road T driveway. Resident Nate Pollnow voiced his concerns with the additional driveway and traffic on Breyer Road. Resident Matt Freund thanked the Agnew's for moving the lot to Breyer Road as he will no longer have a neighbor. Resident Maureen Mecozzi asked if there are regulations on how far they need to build from the stream that goes through the property. Chairperson Parpart advised that Dodge County will provide the guidelines for the setbacks and the requirements will be with the conditional use permit and building permit. There was no additional public comment. Chairperson Parpart closed the floor for public comment.

Adjourn: Commissioner Moline made a motion to adjourn the public hearing. Seconded by Commissioner Lannoy. All in favor. Motion carried. The public hearing was adjourned at 6:35pm.

The Plan Commission Meeting was called to order on Tuesday May 21, 2024, at 6:38pm. Commission Chairperson Jane Parpart, Commissioners Thomas Lannoy and John Moline, and Town Clerk Lori Koenig-Fry were present. 9 members of the public were present.

Adopt Agenda: Commissioner Lannoy made a motion to adopt the agenda with the additional of item 3a to allow for public comment for the conditional use permit request agenda item 5. Seconded by Commissioner Moline. All in favor. Motion carried.

Meeting Minutes: Commissioner Lannoy made a motion to approve the March 19, 2024, Plan Commission Meeting Minutes. Seconded by Commission Chairperson Parpart. All in favor, Commissioner Moline abstained. Motion carried.

Public Comment: Resident Rodger Parpart stated that the water that runs through the lot is not a natural stream but a drainage ditch and there would be maintenance necessary to keep the ditch clear, it is not a natural stream. Commissioner Lannoy asked if it is listed as part of the conditional use permit regarding the ditch. Thomas Agnew stated that the certified survey did not have that it was part of a drainage district.

Minor Land Division: Chairperson Parpart stated that the Agnew's did re-submit, it is fitting for the final 4.2 acres, and it is the last allowable division. Commissioner Lannoy stated that Thomas and Margert Agnew did do exactly what the Town asked of them at the last meeting and he did hear the concerns but does feel that this is a good solution and would allow for a good opportunity for someone to buy a lot in the county and supports what we are looking for, it also allows for the land to stay in A-1 zoning. Commissioner Moline agrees with Commissioner Lannoy's statements. Commissioner Lannoy made a motion to make an approval recommendation to the Town Board for the Minor Land Division request from Grothman & Associates, agent for Thomas and Margaret Agnew to allow for the creation of an approximate 4.2-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located along

the south side of Breyer Road in part of NE ¼ of the NW 1/4, Section 14, Town of Elba, approximately 1200 feet west of the intersection of Breyer Road and County Road T. Commissioner Moine Seconded. All in favor. Motion carried.

Conditional Use Permit: Commissioner Moline made a motion to make an approval recommendation to the Town Board for the Conditional Use Permit request from Grothman & Associates, agent for Thomas and Margaret Agnew to allow for the creation of an approximate 4.2-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located along the south side of Breyer Road in part of NE ¼ of the NW 1/4, Section 14, Town of Elba, approximately 1200 feet west of the intersection of Breyer Road and County Road T. Commissioner Lannoy seconded. All in favor. Motion carried.

Adjourn: Commissioner Moline made a motion to adjourn the planning commission meeting. Seconded by Commissioner Lannoy. All in favor. The meeting was adjourned at 6:48pm.

Prepared By: Lori Koenig-Fry, Town Clerk

Jane Parpart, Chairperson

John Moline, Commissioner

David Roche, Commissioner

Thomas Lannoy, Commissioner

Dennis Ball, Commissioner