TOWN OF THERESA PLAN COMMISSION
May 31, 2023

The May 31st, 2023 meeting of the Plan Commission was called to order by Chairman Jim Krieger at 7:30 p.m. Other board members present were Todd Bodden, Rick Steger, Dan Schmidt. Jeff Justman and Dan Duthie. Fred Fink was absent. The minutes from the April 19th, 2023 Plan Commission meeting were read by the clerk. Rick Steger motioned to approve the minutes and Dan Duthie seconded. Motion carried (6 ayes).

Petitioners: Kelvin and Pauline Schoebel
Owner: Kelvin Schoebel

Chairman Krieger read the Conditional Use application to create a 10.5 acre parcel. Land Use Administrator Dennis Fleischer explained that they went out and looked at the site and staked a place for the house in the sand pit. The newly created parcel would be mostly the sand pit, some wooded area, and less than an acre of farmland, which would be used for the septic system. Sections 4.13 and 4.3 of the Town of Theresa Zoning Ordinance were reviewed. The property is located near W155 West Bend Road, Theresa, in tax key 042-1217-2414-002.

Vote: 6 Yes, 0 No

The Conditional Use application to create the 10.5 acre parcel was approved.

Petitioners: Kelvin and Pauline Schoebel
Owner: Kelvin Schoebel

Chairman Krieger read the Rezoning application to rezone the newly created 10.5 acre parcel from A-1 Farmland Preservation to A-2 General Agriculture. There was discussion. Section 9.6 of the Town of Theresa Zoning Ordinance were read.

Vote: 6 Yes, 0 No

The Rezoning of 10.5 acres from A-1 Farmland Preservation to A-2 General Agriculture was approved. The parcel is located near W155 West Bend Road, Theresa, in tax key 042-1217-2414-002.

Petitioners: Kelvin and Pauling Schoebel
Owner: Kelvin Schoebel

Chairman Krieger read the Conditional Use application to build a new single family home on the new parcel. The points in 4.12 and 4.3 of the Zoning Ordinance were reviewed.

Vote 6 Yes, 0 No

The Conditional Use application to build a house near W155 West Bend Road, Theresa in tax key 042-1217-2414-002 was approved.

The committee to update the Zoning Ordinance reviewed and discussed the updated Ordinance. Diane Koch talked about the Comprehensive Plan updates and handed out a few copies for members to review before she does the final draft. The drafts of the Zoning Ordinance and the Comprehensive Plan will be discussed at the June 14th Plan Commission public hearing. After that, the final draft of the Ordinance will be sent to our attorney for review.

Todd Bodden motioned to adjourn the meeting and Rick Steger seconded the motion. Motion carried (6 yes, 0 no). The meeting was duly adjourned at 8:25 pm.

Respectfully Submitted,
Diane Steger