

## Town of Eldorado Plan Commission (EPC) Meeting Minutes

May 3, 2022

**Plan Commission Member Attendees (5) and terms:**

x	Jeremy Brenner, Chairperson (5/1/2022 - <b>4/30/2025</b> )	x	Jenna Borski, Secretary (5/1/2021 - <b>4/30/2024</b> )	x	Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - <b>4/30/2023</b> )
x	Denny Yoder, Member (5/1/2022 – <b>4/30/2025</b> )	x	Jeff White, Member (5/1/2021 – <b>4/30/2024</b> )		

**Staff or Town Board Member Attendees:**

Cheryl Pionke, Town Clerk (Appointed position)	Gary Miller, Town Chairman (5/1/2021 - <b>4/30/2023</b> )	Attorney Matt Parmentier
Mike Pionke, Highway Patrolman	Dave Jahns, Town Supervisor #1 (5/1/2021 - <b>4/30/2023</b> ) Permit Officer	

*Note: As of June 2021, minutes no longer include public attendance. Names will be included for agenda items or contributions under public comments or as deemed necessary by EPC. As of May 2022, public comments are limited to the designated times during the meeting.*

<p><b>Call to Order, Pledge of Allegiance and Agenda Review:</b> Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance. Brenner introduced the new agenda format and public comments process.</p>
<p><b>Introduction of New Plan Commission Member:</b> Denny Yoder appointed by the Town Board to a three-year term 5/1/22 – 4/30/25, replacing Lee Wenker’s vacancy.</p>
<p><b>Public Comments</b> <i>(Please note this is the Plan Commission’s monthly business meeting, not a public hearing. Individuals wishing to speak on any item should present their comments now under this “Public Comments” agenda item. In addition, although the Plan Commission can receive comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to a total of three consecutive minutes under this agenda item.):</i> None</p>
<p><b>Review &amp; Approve Minutes:</b> EPC reviewed the Special Plan Commission meeting minutes from April 4, 2022 and public hearing and regular EPC meeting minutes from April 12, 2022. Five copies circulated to public per May 2021 decision. Motion made by White/Borski to approve all minutes. Motion carried 4-0 (Yoder abstained since not on EPC at the time).</p>
<p><b>Election of Vice Chairperson:</b> Borski read the Plan Commission Ordinance regarding election of a Vice Chairperson since Lee Wenker vacated the position. White nominated and accepted. Verbal vote 5-0 in favor of White as Vice Chairperson.</p>
<p><b>Status Update – TJRVJM Real Estate, LLC Conditional Use Permit (CUP) for Agri-Tourism Businesses at W8232 Lone Elm Rd (Highland Farm):</b> CUP approved April 4, 2022 and signed April 19, 2022. Attorney fees were \$1,612 and have been billed to the applicant. Brenner recommended Town Clerk inform the applicant the liquor license and bartender licenses run July 1<sup>st</sup> – June 30<sup>th</sup>.</p>
<p><b>Status Update – Chris &amp; Keetra Baker Rezone from Rural District (RD) to General Agricultural (A-2) for tax parcel #T07-16-16-35-13-003-00 on Dike Rd (vacant):</b> Town Board approved the rezone on April 25, 2022. Town Clerk will email the Town Board and EPC minutes to the County.</p>
<p><b>Status Update – Alliant Energy Conditional Use Permit (CUP) for Anderson Creek Substation at N7872 Townline Rd, tax parcel #T07-16-16-25-13-003-00:</b> Following the April 12, 2022 EPC meeting and input from Affected Owners,</p>

Borski emailed Alliant communicating that they have not yet met the conditions of the CUP regarding the landscape plan. Alliant acknowledged the message but have provided no updates since that time.

**Review of General Inquiries Since April 12, 2022:**

- Brenner – Town Attorney Matt Parmentier is providing free support to Brenner regarding facilitation and the change in meeting format.
- Borski – Eric Borseth reached out regarding his commercial property on Sales Rd for the Town Assessor contact info and to provide an update on timing for submittal of a CUP application. Borski also spoke with Dave Jahns regarding his family property on Hwy OO, pending CSM, and timing for future applications for CSM/minor land division and rezone with a driveway easement to the proposed Outlot.

**Public Comments** (*Individuals wishing to speak on any agenda item discussed above should present their comments now under this "Public Comments" agenda item. Each commenter will be limited to a total of three consecutive minutes under this agenda item.*): Public comments made by Rosalind Lyness.

**Next Meeting Date & Tentative Agenda:** June 7, 2022 public hearing for amendment to the Comprehensive Plan Update 2040, Future Land Use Map, followed by regular EPC meeting.

*Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month.*

**Adjourn:** Motion made by Brenner/Rickert to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission