

**TOWN OF DURAND PLAN COMMISSION  
MEETING MINUTES --- SEPTEMBER 14, 2017**

The meeting was called to order by Chairman John Wayne at 6:36 P.M.

Plan Commission members present were; Chairman John Wayne, Gregg Heit, Daniel J. Bauer, Daniel G. Bauer, Stan Ridgeway, and Steve Berger.

Public Attending: None

Chairman John Wayne stated the Plan Commission meeting notice was published in the Courier Wedge and posted three places within Durand Township.

**Motion:** Gregg Heit made a motion to approve the agenda for the meeting as published and posted. The motion was seconded by Steve Berger. Voice Vote: All in Favor (6) - Opposed (0) - Motion Passed.

**Agenda Item:** (Approval of Past Meeting Minutes)

The meeting minutes for the August 17, 2017, Plan Commission meeting were distributed and reviewed.

**Motion:** John Wayne made the motion to accept the August 17, 2017, Plan Commission meeting minutes as presented. The motion was seconded by Daniel J. Bauer. Voice Vote: All in Favor (6) - Opposed (0) - Motion Passed.

**Agenda Item:** (Public Comment)

None

**Agenda Item:** (Review of Commercial and Commercial Residential District)

The first question that arose was regarding Section 13-1-35-3 (Permitted Uses) pertaining to the last sentence addressing the power of the Town Board to make determinations regarding commercial uses not listed in the zoning ordinance. Gregg Heit handed out an excerpt from the Dunn County Zoning Ordinance addressing determination of use classification by the Zoning Administrators. The Plan Commission felt this may be appropriate for the Town of Durand Ordinance with the following change: the Zoning Administrator shall refer unclassified uses to the Town Board if the Zoning Administrator is uncertain how to classify any uses not listed.

The following changes pertaining to Exhibit 1 and the text regarding the Commercial District were agreed upon by the Plan Commission.

The Antique Shops, Art Gallery line would be changed to; Retail, Sales, and Services. The new listing; Retail, Sales, Services would have a P\* under the Commercial District column. The P\*

would refer to a new exhibit page added to the Zoning Ordinance. The new exhibit page, Exhibit 2 – Permitted Commercial Uses, would list all Permitted Uses presently listed in the Zoning Ordinance in Section 13-1-35-3 (Commercial District – Permitted Uses).

Family Day Care – Changed to: Family Day Care Home

Family Day Care Home – Permitted in all districts except District SS

Child Day Care Home – Add to Exhibit 1

Child Day Care Home– Permitted Use in Commercial District and Conditional Use in all other districts except not permitted in District SS.

Roadside Stand – Changed to Permitted Use

Welding or Snowmobile Type Shop (Exhibit 1) – Changed to Welding, Fabricating, Repair Shops

Welding, Fabricating, Repair Shops – Change to Permitted Use

Offices (Exhibit 1) – Change to Business Offices

The following change in the Definition Section was agreed upon: Day Care Home – Changed to Child Day Care Home.

Conditional Uses (Section 13-1-35-5) would remain as currently listed in the Zoning Ordinance.

Permitted Accessory Uses should to revised; Section 13-1-35-4d should be deleted.

**Agenda Item: (Continue Discussion on Quality of Ground Water)**

Chairman John Wayne stated he had no additional information regarding the Quality of Ground Water issue. Stan Ridgeway gave an update regarding the Town of Durand efforts regarding the ground water issue. He stated the Durand Town Board is working on a resolution regarding ground water nitrate levels in the Town of Durand.

**Agenda Item: (Next Meeting)**

The next meeting is scheduled for October 10, 2017.

**Motion:** Steve Berger made a motion to adjourn. The motion was seconded by Stan Ridgeway. Voice Vote: All in Favor (6) - Opposed (0) - Motion Passed.

Meeting adjourned at 8:02 P.M.

Minutes by: Gregg Heit

September 14, 2017