

Town of Big Flats Plan Commission
Meeting Minutes
Wednesday, March 16, 2022, 6:00 pm
Big Flats Town Hall
1104 County Rd. C, Arkdale, WI 54613

1. Call to Order: 6 pm
2. Roll Call: Mark Reed PC, Mike Clark PC, Wendy Goerke PC, Larry Beck PC, Jay Jocham ZA, two citizens and two guests present
3. Approval of Meeting Agenda: Wendy appr., Mike sec., all in favor
4. D/A on Marquardt Conditional Use Permit at 945 11th Avenue for 19 ft. pole barn in R-1 rec'd before ordinance change: After discussion, Mike motioned for recommendation to Town Board, Wendy sec., all in favor.
5. Review potential Dollar General store plans at NW corner of Hwy 13 and C: Jim Lundberg POB and Todd Platt DGI Development discussed plans for a Dollar General Store. At the town's request, expand lot to two acres to north property line and leave tree buffer. Also discussed, DOT driveway approval on HWY 13 limit to one; environmental assessment completed, 9100 sq. ft. store in development, sign setbacks required, groundbreaking wished for September; 4 months construction. The Land Division will need to be applied for by July.
6. Discuss Public Hearing results for Tree Removal Ordinance; Mark outlined the public hearing concerns and discussed town concerns. Jay talked to Monroe regarding applications. Most MFL tree-cutting is well-managed and does not require a permit. Sand Valley was one exception that the clerk could think of over the last 4 years.
7. Discuss potential map revisions for Comprehensive Plan renewal. Mike placed a zoning map up on the big screen and Jay briefly outlined areas of concern. The map will need to be updated next year so we can begin making a list of adjustments to be made.
8. Citizen Input: Larry discussed a one-acre property that needs to be divided from a larger parcel. Presumably it has it's own description but it is still "attached" to the larger parcel. It was suggested he contact legal advice to see if it can be done in accordance with our ordinance.
9. Other business presented for future discussion: none
10. Set next meeting date if needed: April 20, 2022
11. Adjourn: 7:25 pm