

Town of Brazeau – 10892 Parkway Road, Pound
Comprehensive Land Use Plan Commission
August 12, 2015 – 6:30 p.m.

MINUTES

Call to Order: Chairman Lavarda called the meeting to order at 6:30 p.m.

Roll Call: Present: G. Kempka, M. Luebke, J. Rock, H. Weier, R. Lavarda

Approve Agenda: Motion-Kempka/Second-Luebke to approve agenda. Voice Vote: Yes-Kempka, Rock, Lavarda, Weier, Luebke. No-none. Motion carried.

Minutes of June 10, 2015: Motion-Kempka/Second-Weier to approve minutes of June 10, 2015 as presented. Voice Vote: Yes-Kempka, Weier, Luebke, Rock, Lavarda. No-none. Motion carried.

BUSINESS:

Land Division-Howard Weier/Lee Sadowski-008-5623048 & 008-5623081412: Surveyor, Paul Shallow presented preliminary CSM. Approximately a year ago, property was divided between parties Lee Sadowske and Tom Sadowske and presented before Plan Commission. Weier desires to purchase **.575 acres (ordered correction 9-8-2015)** from Sadowske so he can construct a garage near his residence on Lot 35. Proposed CSM opens topic of cul-de-sac at the end of Forest Trail Road once again. Motion-Lavarda/Second-Rock to approve land division for Weier/Sadowske and recommends that end of Forest Trail Road remain as stated on the proposed CSM. Voice Vote: Yes-Kempka, Rock, Lavarda, Luebke. No-none. Abstain-Weier. Motion carried.

Conditional Use-Town of Brazeau-Gravel Pit-parcel 008-3333014331: Renewal of conditional use for town quarry. No neighboring complaints and conditions will remain. Motion-Luebke/Second-Lavarda to approve conditional use for Town of Brazeau. Voice Vote: Yes-Lavarda, Luebke, Rock, Kempka, Weier. No-none. Motion carried.

Conditional use-Pete & Christine Mueller-parcel 008-30300983416-10130 Ridge Lane: Mueller's currently have a conditional use to use property as a seasonal rental. County granted condition on file: If property is sold, it must be rezoned back to residential single family. Proposed buyer present (John Houston); stating intends to use the property as a seasonal rental but on a limited basis. Plan Commissioner Luebke, resides near property has heard of no complaints from neighbors. Motion-Lavarda/Second-Kempka to approve conditional use request on seasonal rental; **having agreed to leave as neighborhood commercial (ordered correction 9-8-2015)** but should the property change hands again at a later time, plan commissioners require it be presented before Plan Commission for review. Voice-Vote: Yes-Kempka, Lavarda, Luebke, Rock, Weier. No-none. Motion carried.

Discuss & Consider Fee for Service of Comprehensive Land Use Plan Commission:

Commissioners discussed options of a charge. Various towns within county charge; ranging \$25 up to \$500. Commissioners felt purpose of fee would be to eliminate frivolous/unprepared requests. Motion-Lavarda/Second-Luebke to charge a \$50 fee per scheduled presentation before the plan commission.

Voice Vote: Yes-Kempka, Lavarda, Luebke, Rock, Weier. No-none. Motion carried.

Adjournment: Motion-Lavarda/Second-Rock to adjourn. Voice Vote-Yes-Kempka, Lavarda, Rock, Weier, Luebke. No-none. Motion carried. Meeting adjourned at 7:57 p.m.

Jean Grosse, Town of Brazeau, Clerk-Treasurer