

TOWN OF SHELBY

Planning Commission Minutes

DATE & TIME: August 18th, 2016 4:32PM

LOCATION: Shelby Town Hall

COMMISSION MEMBERS PRESENT: Keith Butler, Mary Faherty, Joyce Wichelt, Mike Kendhammer, Richard Strand & Tom Sleik

Others Present: Tim Candahl, Town Chair, Jeff Brudos, Town Administrator and Charlie Handy, County Planner

1. Meeting called to order at 4:31 PM by Chairman Keith Butler
2. Motion by Faherty, second by Sleik to approve the minutes of the July 7th, 2016 meeting, motion carried.
3. Chair Butler called the public hearing to order. The public hearing is for a change to the Town's Comprehensive Plan for parcel 11-2074-0. The change would change the plan from environmental to non-residential and sub-category of mixed use. The property is at N635 State Highway 35 and owned by Robert and Eileen Evans.

The change in the Comprehensive Plan is necessary to enable a zoning change to allow Rite Way Buses to store buses on the site. A zoning change will be needed at a later date.

Tara Johnson, currently Board Chair, and County Board representative of the area, spoke against the change, stating the bus facility and storage units will create a safety issue with additional traffic and the area is the gateway to La Crosse. County and a bus facility may not be the best for a "gateway".

Eileen Evans, N635 Highway 35, owner of the property spoke in favor of the change. Evans gave a history of the property and indicated the property has been for sale for 2 or 3 years.

Robert Evans, N635 Highway 35, owner of the property spoke in favor of the change and discussed how the property was placed in the environmental classification.

John Young, realtor selling the property, spoke in favor of the change and indicated the storage units were not in the new plan and a barn is being planned.

R.J. Best representative of Rite Way Bus Company and Roger Lundsten of Brickl Brothers were present and further explained their plan for the property. There was a discussion on questions and issues with the proposal.

Charlie Handy explained what the non-residential and mixed use allowed under the Town & County Comprehensive Plan.

APPROVED

Charlie Handy spoke for the La Crosse County Resource and Development Committee. Handy indicated the Committee thanked the Shelby Planning Committee for their service. The Committee has reservations on allowing the mini warehouse units on this site.

The Public Hearing was closed at 5:25 PM.

4. Motion by Faherty second by Sleik to recommend approval of the change in the Town's Comprehensive Plan for parcel 11-2074-0. The change would be non-residential and sub-category of mixed use. Motion carried.
5. Mary Faherty gave an update on the boundary agreement discussion between the Town and City of La Crosse. Discussions are moving forward with a tentative public hearing date of mid October.
6. Next meeting to be September 15th, 2016
7. Meeting adjourned at 6:13 PM