

August 8, 2023

Town Board Supervisor Richard McDermott called the regular Town Board meeting to order at 6:30 p.m. on Tuesday, August 8, 2023. The meeting was held in the Frankfort Town Hall and on Zoom.

Board Supervisors Richard McDermott, Curt Stine, Donna Juleff and Josh Manor and Town Clerk Maureen Manore and Plan Commission Chair Don Gisch were present in the Town Hall.

Also present at the Town Hall was Kasey Kolve and Chase Kolve. There was no one attending remotely by Zoom.

### **Minutes: 7-11-2023**

The draft minutes from the July 11<sup>th</sup> Town Board meeting stood as submitted.

### **Financial Report**

The Bank Account Reconciliation for July was read. The ending balance was \$303,923.31. The Board confirmed the reconciliation report with the Security Financial Bank July statement.

### **Citizens' Concerns**

Josh Manor was contacted by Susan Allen concerning access to her property. She is requesting that an old town road be reopened.

### **Report on Other Meetings Attended**

No other meetings were attended. A Wisconsin Towns Association Pepin County Unit meeting will be held on August 10<sup>th</sup>.

### **Plan Commission Report: Update on Zoning Ordinance/Recommendation on Conditional Use Permit – Kasey Kolve**

Plan Commission Chair Don Gisch reported on the Plan Commission meeting held on August 3<sup>rd</sup>.

Under definitions: #127b Use Variance, the last sentence "A change of use will require a rezoning" was removed. Under Conditional Use Permits, Section 8, first sentence "When evaluating a CUP for an AG or AR parcel" was changed to "When evaluating a CUP impacting agriculture". In Section 9, first sentence "for an AR or RR parcel" was removed. In the AG District, Section )(1) the "(see Sec. 13.3.2) "reference was removed, as it no longer exists. In the AR District it was noted that there is no mention of livestock facilities under conditional uses.

The Commission also considered how to address you-pick businesses, specifically traffic and disruption to neighboring properties.

A public hearing was held just before the Plan commission meeting for the Conditional Use Permit submitted by Kasey Kolve. There were no objections voiced by any citizens. The Plan Commission voted on a motion to recommend to the Town Board issuing a conditional use permit to Kasey Kolve for the gun shop/gun repair shop with the conditions of having a written plan for waste disposal in accordance with Pepin County and Wisconsin regulations and any major change of business plans need to come back to the Plan Commission, such as change in hours of operation, change of impact on local traffic. The motion carried with no negative votes.

### **Board's Decision on Granting Conditional Use Permit – Kasey Kolve**

The Board discussed the application and the Plan Commission's recommended conditions.

Motion by Supervisor Manor, seconded by Supervisor Juleff, to approve granting the permit with the conditions recommended by the Plan Commission, having a written plan for waste disposal in accordance with Pepin County and Wisconsin regulations and any major change of business plans need to come back to the Plan Commission, such as change in hours of operation, change of impact on local traffic. A roll call vote was held: Supervisor Stine – yes; Supervisor Manor – yes; Supervisor Juleff – yes; Supervisor McDermott – yes. Motion carried.

### **Cemetery Report: Update on Maintenance/Discuss Cemetery Ordinance Revision**

Deb Fisher submitted a written report and a proposed draft of changes to the Cemetery Ordinance. She is still working on mapping and configuring lot lines. Rough estimates in section 4 (new section) would be 50 traditional plots and 35 green-burial plots. At \$250 each, that could mean \$21,250 in revenue (and a lot more paperwork). Looking at 200-300 bricks (depending on size) in pavilion @ \$100 placement/scattering \$25,000.

The Board discussed the draft ordinance. No action taken.

### **Road Reports: Update on Maintenance**

There were no updates.

The Board decided to grant Chair Anderson authority to make decisions on road maintenance needed before the September meeting.

### **Approve Payment of Bills**

The Board approved the payment of bills paid by checks 11379 through 11387 for a total of \$17,635.77.

The next board meeting was scheduled for Tuesday, September 12, 2023, 6:30 p.m. at the Frankfort Town Hall and remotely on Zoom. A tentative Town Board meeting agenda will cover: Town Board Minutes; Financial Report; Citizens' Concerns; Plan

Commission Report; Cemetery Report; Report on Other Meetings Attended; Road Reports and Pay Bills.

Supervisor McDermott adjourned the meeting.

Time 7:02 p.m.

Maureen Manore, Clerk