

## **Town of Frankfort Plan Commission August 3, 2023 Minutes**

Commission Chair Don Gisch called the meeting to order at 6:51 p.m. Remote attendance for this meeting was an option.

Commission members Don Gisch, Bryce Black and Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom. Deb Fisher and Sally Baecker attended remotely.

Kasey Kolve, Chase Kolve and Jennifer Richardson were also present in the Town Hall. No others were present in person or remotely.

### **Commission Recommendation on Gun Shop Conditional Use Permit to Town Board Commission Recommendations for Further Conditions**

The Plan Commission went through the standards list for all conditional uses as well as those for the AG/AR districts. No conflicts or need for further public services were found. The hours of operation will be by appointment only so parking should not be a problem. The land use is not changing and the business should not interfere with the neighbors. This business will be providing a service.

Additional conditions were discussed. The concerns were about waste disposal and the business model changing in the future.

Motion by Bryce Black, seconded by Deb Fisher, to recommend to the Town Board issuing a conditional use permit to Kasey Kolve for the proposed 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. A roll call vote was held: Bryce Black – yes; Deb Fisher – yes; Maureen Manore – yes; Sally Baecker – yes; Don Gisch – yes. Motion carried.

### **Approve Minutes – 7-6-2023**

Changes were made to the draft minutes. The draft minutes stood as changed.

### **Review of Town Zoning Ordinance Proposed Changes**

The Commission considered how to address you-pick businesses, specifically traffic and disruption to neighboring properties. Since general horticulture is a permitted use, one thought was to add a sentence to the beginning of the Permitted Uses section that said that “Permitted uses will require a CUP if they meet the definition of a Major Home Occupation”.

Under definitions: #127b Use Variance, the last sentence “A change of use will require a rezoning” was removed.

Under 17.08 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 5)b)(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.

### **Address Submitted Citizen Concern – Changing “Rifle Range” to “Sport Shooting Range” and Damage to Property Values**

Mike Roberts submitted a written concern in which he asks why the words “rifle range” were changed to ‘sports shooting range’. He also alleges that the Plan Commission is working to damage property values and asks why.

When working on the definitions in the Zoning Ordinance, the definition of rifle range was looked up in the State Statutes to make sure it lined up with what the State had. It was found that there was no such definition. The State statutes use the term sports shooting which encompasses more than just rifles which the Plan Commission considered a better fit for the ordinance. Property values are determined by the assessor and the market.

### **Future Meeting Date and Agenda**

The next Plan Commission meeting was set for September 7, 2023, at 6:30 p.m. The agenda may include: Minutes from 8-3-2023; Review Proposed Revisions of the Zoning Ordinance/Possible Vote on Sending Draft Document to Town Board for Review.

The Chair adjourned the meeting at 8:20 p.m.

Maureen Manore  
Town of Frankfort Clerk