

Town of Black Earth  
Minutes of Plan Commission Meeting  
Tuesday, March 5, 2024

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:00 PM. Plan Commission members Don Ripp, Chuck Bruhn, Bruce Johnson, and Clerk Stephanie Zwettler were present. Also in attendance: John Bobinski, Beverly Ripp, Barb Parrell, Tom Turk, Brenda Kahl, and Cody Eastman.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Bruce Johnson moved and Don Ripp seconded a motion to approve the agenda. Motion carried. 4-0
4. Minutes of Previous Meeting – October 3, 2023. Don Ripp moved and Chuck Bruhn seconded the motion to approve the minutes, as amended. Motion carried. 4-0
5. John Bobinski & Abbey Rust, approx. 9517 Blackberry Rd – driveway construction permit. The applicant presented additional maps prepared by their engineer showing the planned culvert installations and an emergency pull-off. Plan Commission Chair Steve Parrell reported that he and Commission Member Pat Helmenstine viewed the site and noted the proposed driveway has appropriate grade. The Commission had no concerns with the application.

Steve Parrell moved and Don Ripp seconded the motion to recommend approval of the driveway construction permit as submitted by John Bobinski and Abbey Rust. Motion carried. 4-0

6. Land Division Ordinance amendments – lot road frontage, updated language. The Plan Commission discussed and reviewed the proposed amendments. Bruce Johnson moved and Chuck Bruhn seconded the motion to recommend amending the Land Division Ordinance,

from:

(4) LOTS

(c) The minimum lot size shall be 43,560 square feet in area (1 acre).

(e) Access to public street or road. Every lot shall front or abut on a public street or road for a distance of at least sixty-six (66) feet, except that lots abutting the bulb of a cul-de-sac may front on that bulb for a distance of as little as thirty-three (33) feet, provided that provisions of Section 6.07(4)(b) are met.

to:

(4) LOTS

(c) The minimum **residential** lot size shall be **two (2) acres**.

(e) Access to public street or road. Every lot shall front or abut on a public street or road for a distance of at least sixty-six (66) feet, except that lots abutting the bulb of a

cul-de-sac may front on that bulb for a distance of as little as thirty-three (33) feet, provided that provisions of Section 6.07(4)(b) are met. **Exceptions by the Town may be granted to a second or third lot if one lot has at least sixty-six (66) feet of public road frontage and has deeded access and a joint driveway agreement with any additional lots.**

Motion carried. 4-0

7. Discussion of future agenda items. Develop a Solar Energy System Ordinance.
8. Adjourn. Don Ripp moved and Chuck Bruhn seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:20 PM.

Respectfully submitted,  
Stephanie Zwettler, Town Clerk