

Town of Black Earth
DRAFT Minutes of Plan Commission Meeting
Thursday, November 14, 2024

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:00 PM. Plan Commission members Peter Weil, Pat Helmenstine, Bruce Johnson, Joann Bennett, Tom Ripp, and Clerk Stephanie Zwettler were present. Also in attendance: Steve and Lisa Flogel, Tom Flogel, Peter Wood, Barb Parrell, Tom Turk, and Brenda Kahl.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Joann Bennett moved and Tom Ripp seconded a motion to approve the agenda. Motion carried. 6-0
4. Minutes of Previous Meeting – October 1, 2024. Tom Ripp moved and Bruce Johnson seconded the motion to approve the minutes from October 1, 2024, as presented. Motion carried. 6-0
5. Dolores Flogel Survivors Trust, NW of 10477 Midland Rd – zoning change to create an agricultural lot of 9.47 acres, from FP-35 to FP-1, DCPREZ-2024-12119. Tom Flogel explained that the zoning change would keep the land undeveloped in agricultural zoning. The Plan Commission had no issues with the application. Pat Helmenstine moved and Tom Ripp seconded a motion to recommend approval of the zoning change of 9.47 acres from FP-35 to FP-1. Motion carried 6-0
6. Village Edge LLC, 1704 Blue Mounds St – zoning change to separate farm buildings to create a 5.85-acre RR-4 residential lot, DCPREZ-2024-12117. Plan Commission members reviewed the application to separate the buildings from the farmland. Steve Parrell explained that the zoning change would consume no additional density. Tom Ripp moved and Peter Weil seconded a motion to recommend approval of the zoning change of 5.85 acres to RR-4, as submitted by Village Edge, LLC. Motion carried. 5-0. Steve Parrell abstained.
7. Village Edge LLC, 1704 Blue Mounds St – Conditional Use Permit – animal use exceeding one animal unit per acre for the proposed 5.85-acre lot, DCPCUP-2024-02644. Steve Parrell explained that the Conditional Use Permit would allow the continuation of the existing farm practices and permit animal use to exceed one animal unit per acre. Plan Commission members had no concerns with the application. Joann Bennett moved, and Tom Ripp seconded a motion to recommend approval of the Conditional Use Permit to exceed one animal unit per acre for the proposed 5.85-acre lot on DCPCUP-2024-02644, as submitted. Motion carried. 5-0 Steve Parrell abstained.
8. Discussion of future agenda items.
9. Adjourn. Bruce Johnson moved and Joann Bennett seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:14 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk