

MINUTES of the JOINT MEETING of the PLAN COMMISSION and TOWN BOARD

Wednesday, August 6, 2025

St. Joseph Town Hall / Online

CALL TO ORDER by Chair Anton Rang at 6:31 pm

STATEMENT OF PUBLIC NOTICE read by Chair Anton Rang

ROLL CALL: Chair Anton Rang, Carol Loncar, Chris Matter, Craig Sykora, Erik Lorenz, Rick Caruso;
Online: Justin Kruse. Not present: Joanne Kocik, Dave Lallier

PLEDGE OF ALLEGIANCE recited

ADOPTION OF AGENDA: **MOTION** to adopt agenda as presented (Loncar/Caruso). **Motion carried.**

APPROVAL OF PRIOR MEETING MINUTES: **MOTION** to approve the Meeting Minutes of July 2, 2025 (Kruse/Lorenz). **Motion carried.**

PUBLIC COMMENTS: Sue Curtis spoke about nitrate contamination. People are getting concerned about nitrates. Think ahead and be proactive. Get your well tested.

ITEMS FOR DISCUSSION and/or ACTIONS BY COMMISSION

1. Concentrated Animal Feeding Operations (CAFO) Ordinance: Discussed the potential and reasoning to create a CAFO Ordinance in the Town. Anton Rang discussed the zoning and regulations that deal with livestock facilities. Does the Town have available land for a CAFO? Sue Curtis stated that waste from a CAFO needs to be spread on local farms and there is too much manure and not enough farms. Rich Stefanik stated he lives in one of the biggest parcels and has asked for neighbors input from nearby towns. He stated people are very interested in this subject. Justin Kruse asked should we draft an initial ordinance? Find out what types of studies and how much cost? How does the MS4 become affected regarding waste? What tools do we have for prevention of spills? What is the burden to the Town? Anton Rang will do a quick audit of the Town to see where a CAFO could happen and will see what research and studies are needed.
2. Standing items: Review of budget; updates from county; update on complaints. The budget was reviewed. Nothing new to report from County or on complaints.

RECOMMENDATIONS TO TOWN BOARD: CAFO Ordinance – what does the PC need to do?
Estimate of cost?

ITEMS FOR NEXT AGENDA: Rezone/CSM-Humphrey, Joe, 531 Perch Lake Rd.

ITEMS FOR TOWN BOARD AGENDA: CAFO Ordinance

ADJOURNMENT: **MOTION** to adjourn at 7:25 pm (Loncar/Kruse). **Motion carried.**

Minutes submitted by Teri Kelly.