

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

Wednesday, September 3, 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, Erik Lorenz, Rick Caruso, Joanne Kocik. Not Present: Craig Sykora, Dave Lallier, Chris Matter, Justin Kruse

Pledge of Allegiance recited

Adoption of Agenda: **MOTION** to adopt the agenda (Loncar/Lorenz). **Motion carried.**

Approval of Prior Meeting Minutes: **MOTION** to approve the meeting Minutes from August (Loncar/Lorenz). **Motion carried.**

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION and/or ACTIONS BY COMMISSION

1. Rezoning application for 531 Perch Lake Road, parcel 030-2000-40-000: Ty Dodge was present to discuss the rezoning application. Discussed the splitting of parcels and how to monitor acreage for the future. Discussed the questions raised by the Staff Report. **MOTION** to recommend to the Town Board to consider approving the rezoning request at 531 Perch Lake Road, PID: 030-2000-40-000 subject to the findings and recommendations of the staff report: (1) the associated Humphrey Certified Survey Map application is approved, (2) all outstanding items in the Staff Report are resolved, (3) all necessary permits must be secured from the proper entities; (4) all Town of St. Joseph Zoning Ordinance and other associated Chapter requirements are met, and (5) all extraterritorial, objecting, and approving agency requirements or recommendations are met (Caruso/Loncar). Discussion followed. **Motion carried.**
2. CSM application for 531 Perch Lake Road, parcel 030-2000-40-000: Ty Dodge was present to discuss the CSM application. Ty asked to waive the wetland delineation requirement. **MOTION** to recommend to the Board that we approve the CSM Application at 531 Perch Lake Road, PID: 030-2000-40-000, subject to the following restrictions: (1) the associated Humphrey Rezone application is approved, (2) All outstanding items in the Staff Report are resolved, (3) All necessary permits must be secured from the proper entities; (4) all Town of St. Joseph Zoning Ordinance and other associated Chapter requirements are met, and (5) all extraterritorial, objecting, and approving agency requirements or recommendations are met (Loncar/Lorenz). Discussion followed. **AMEND MOTION** to state all outstanding items in the staff report are resolved except the wetland delineation is removed (Loncar/Lorenz). **Motion carried.**
3. Discussion of potential CAFO operations ordinance: Discussed the CAFO operations, the potential for an ordinance, studies, determine where any CAFOs could come in and property values surrounding, groundwater implications, what the County and State regulate, and digesters. Anton asked if anyone wanted to attempt a first try at drafting an ordinance. Will ask about having an engineer involved in the research.
4. Update on comprehensive plan update: An update is necessary as the last Comprehensive Plan was done in 2016. We will begin work on this within the next 6 months. Expect it to be more of a refinement of the current plan, which could take 4-6 months.
5. Standing items: Review of budget; updates from county; update on complaints. Discussed the updates on complaints. Reviewed the budget. No updates from county.

RECOMMENDATIONS TO TOWN BOARD: Approval of the rezoning/CSM applications for Humphrey.

ITEMS FOR NEXT AGENDA: CAFO discussions.

ADJOURNMENT: **MOTION** to adjourn at 7:39 pm (Loncar/Lorenz). **Motion carried.**

Minutes submitted by Teri Kelly.