

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

Wednesday, December 3, 2025

St. Joseph Town Hall / Online

Call to Order by Chair Anton Rang at 6:30 pm

Statement of Public Notice read by Chair Rang

Roll Call & Quorum: Chair Anton Rang, Chris Matter, Erik Lorenz, Rick Caruso, Craig Sykora, Joanne Kocik. Not Present: Carol Loncar, Dave Lallier

Pledge of Allegiance recited

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

Approval of Prior Meeting Minutes: **MOTION** to approve the Minutes of the November 5, 2025 meeting (Rang/Lorenz). **Motion carried.**

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION and/or ACTIONS BY COMMISSION

1. Discussion of potential accessory structure affidavit (for non-habitable accessory structures): Discussed the Town Board recommendation to make a motion regarding this affidavit. Discussed the possibility of adding language to the permit form. Discussion followed regarding the reasoning behind this affidavit, enforcement, and issues present in the town. **MOTION** that we recommend to the Board to not add an affidavit to the permitting process (Sykora/Caruso). **Motion carried.**
2. Discussion of restrictions when using town property for hunting: Discussed the situation which arose prompting this request. Craig Sykora volunteered to perform further research on the rules and state statutes and bring information to the next meeting. Rick Caruso and Anton Rang will review where this language should be placed.
3. Discussion of potential CAFO operations ordinance: Justin Kruse stated the Board would like to review a moratorium on CAFOs and asked further questions about how much land would be eligible for a CAFO. Joanne posed a different approach and questioned including other types of industrial contamination could potentially be included. Discussion followed. The Plan Commission will continue to move forward with an ordinance to provide to the Board.
4. Standing items: Review of budget; updates from county; update on complaints; The budget was reviewed; there are no updates from the County; no new updates on complaints.

RECOMMENDATIONS TO TOWN BOARD: Motion re accessory structure affidavit.

ITEMS FOR NEXT AGENDA: Hunting restrictions, CAFO.

ITEMS FOR TOWN BOARD AGENDA: Accessory structure

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

Minutes submitted by Teri Kelly