

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

Wednesday, February 4, 2026

St. Joseph Town Hall / Online

Call to Order by Vice Chair Chris Matter at 6:30 pm

Statement of Public Notice read

Roll Call & Quorum: Vice Chair Chris Matter, Craig Sykora, Erik Lorenz, Joanne Kocik, Carol Loncar, Theresa Johnson; Engineers Jenni Faulkner and Greenlee Dahle. Not present: Rick Caruso, Anton Rang, Dave Lallier.

Pledge of Allegiance recited

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

Approval of Prior Meeting Minutes: **MOTION** to approve the Minutes from January 7, 2026 with the addition of Joanne Kocik being present online (Loncar/Lorenz). **Motion carried.**

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION and/or ACTIONS BY COMMISSION

Audience members may ask to comment as each item is discussed.

1. Introductions with Town Engineers and plans for update of Town Comprehensive Plan: Jenni Faulkner and Greenlee Dahle from Bolton & Menk were present to discuss the updates proposed for the Town Comprehensive Plan. Discussed the process needed to complete this plan. **MOTION** to approve the scope of service as presented by Bolton & Menk on the February 4, 2026 Memo for the Proposal for the 2026 Comprehensive Plan Update. There will be some changes adding in zoning map, pavement management plan and hard copies (Matter/Sykora). **Motion carried.**
2. Discussion of ordinance to enforce restrictions when using town property for hunting. Craig Sykora discussed his conversation with the Sheriff regarding criminal damage to property. Discussed the proposed ordinance drafted by Anton Rang. Discussed the penalties associated with this proposed ordinance. **MOTION** to move the Activities on Town Property Hunting Town Ordinance Chapter 74 to move forward to the Board to ask the attorney review and provide their recommendation (Lorenz/Kocik). **Motion carried**
Ayes-4, Nays-1.
3. Discussion of forming a subcommittee for potential CAFO operations ordinance and moratorium. Chris Matter discussed the proposed posting for the subcommittee on the website and leave it on there for 2 weeks to gain potential members. Also proposed having one member from the Plan Commission on the subcommittee with the remainder being Town residents. **MOTION** to recommend to the Board a formation of a subcommittee to review the CAFO Order proposed by this Plan Commission using the information here for requests for the Town of St. Joseph residents to join the subcommittee (Sykora/Lorenz). **Motion carried.**
4. Review St. Croix County Conditional Use Application, David Swanson: The Plan Commission discussed the proposed Conditional Use Application and the Variance Application received from the County. **MOTION** to recommend to the Board to move forward with no concern in regard to the Conditional Use Application for David Swanson (Sykora/Loncar). **Motion carried.**
5. Review St. Croix County Conditional Use Application, Mary O. Schaefer Family Living Trust: The Plan Commission discussed the proposed Conditional Use Application from the County and did not have any concerns. **MOTION** to move this forward to the Board with no concerns for the Conditional Use Application for the Mary O. Schaefer Family Living Trust (Matter/Loncar). **Motion carried.**

6. Standing items: Review of budget; updates from county; update on complaints: Reviewed the budget information; discussed the County holding a meeting at the Town Hall regarding the proposed trail crossing County Road V; discussed the current junkyard situations in the Town, as well as the unpermitted house.

RECOMMENDATIONS TO TOWN BOARD: Town Engineer Comprehensive Plan, Activities on Town Property Ordinance, Conditional Use Application for David Swanson, and Conditional Use Application for Mary O. Schaefer Family Living Trust.

ITEMS FOR NEXT AGENDA: Town Plan, potential subcommittee members

ITEMS FOR TOWN BOARD AGENDA: same as recommendations.

ADJOURNMENT: **MOTION** to adjourn at 7:29 pm (Loncar/Lorenz). **Motion carried.**

Minutes submitted by Teri Kelly