

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

Wednesday, March 4, 2026

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, Carol Loncar, Erik Lorenz, Craig Sykora, Rick Caruso, Joanne Kocik

Pledge of Allegiance recited

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

Approval of Prior Meeting Minutes: Will carry over to next meeting.

PUBLIC COMMENTS: None

ITEMS FOR DISCUSSION and/or ACTIONS BY COMMISSION

1. Establishment of subcommittee to discuss potential CAFO operations ordinance: Chris Matter discussed the subcommittee purpose and procedures. Chris Matter will serve as the facilitator for the subcommittee. Candidates for the subcommittee were asked to speak.
 - 1a. Peg Audley, 1221 County Rd I: Peg is very passionate about this topic and has led many groups.
 - 1b. Sue Curtis, 1101 37th Street: Sue has been in groups which have been focused on water studies and is concerned about CAFOs and nitrates in the water.
 - 1c. Janet Bliven, Bluebird Drive: Has lived in the area her entire life and has seen the damage caused by CAFOs. She is new to being on a committee but would like to help out.The candidates chosen will be given materials to aid them in the subcommittee. Anton Rang would like to nominate Peg Audley, Sue Curtis, and Janet Bliven to the subcommittee and Chris Matter will facilitate the subcommittee (Rang/Caruso). Discussed the potential dates for the first subcommittee meeting, which will be Wednesday, March 11 at 6:00 pm. Chris will
2. Update building ordinance to reflect \$1000 bond for permits: Discussed potential updates to the building ordinance. Discussed the reasoning behind this request, which was unclear. **MOTION** to request that the Board provide the Plan Commission with more information on this topic (Caruso/Lorenz). **Motion carried.** Will also request additional information on the road damage deposits issue.
3. Comprehensive plan update. Reviewed the additional information provided in the updated scope of work. Updates to demographics, zoning chapter, traffic counts data need to be made. Will speak with the Engineer regarding the schedule for the update.
4. Standing items: Review of budget; updates from county; update on complaints. Nothing new to report at this time.

RECOMMENDATIONS TO TOWN BOARD: More information needed on building ordinances and road ordinances; talk to Engineer about the schedule for the Comprehensive Plan update.

ITEMS FOR NEXT AGENDA: All items carry over, except subcommittee will be report on the subcommittee meeting.

ITEMS FOR TOWN BOARD AGENDA: Nothing at this time.

ADJOURNMENT: **MOTION** to adjourn at 7:32 pm (Loncar/Lorenz). **Motion carried.**