

**TOWN OF SUGAR CREEK LAND USE PLANNING COMMISSION MEETING
HELD AT THE SUGAR CREEK TOWN HALL
February 13, 2020 at 6:30 p.m.**

Chairman Dale Wuttke called the meeting to order at 6:28 p.m.

Chairman Wuttke announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members will be in attendance for the purpose of gathering information.

Roll Call – Present were commissioners Carl Rieken, Judy Jacobson, Dale Wuttke, Mark Steinfest, Dave Robers, Jeff Vogt and Sue Wallem.

Minutes – Dave Robers moved to accept the minutes from the January 9, 2020 meeting and Mark Steinfest seconded.

Second on the agenda was the site plan for Dollar General. Part of tax parcel #GSC1200006, property located along County Road A.

Kenneth Silverthorn, Surveying Manager for Farnsworth Group, spoke on behalf of a 15 foot lane on the updated site plan – request of Fire Department. Adjustments to landing with respect to a detention basin as to where will the water go in regards to emergency drainage overflow. The storm water plan is ready to be built with the plan.

Ryan, Town Engineer, discussed concerns as not a standard wet pond, but a biofiltration to infiltration, as it will be a dry bottom all but 2-3 feet, concerning is active storm water storage, west end of retaining wall near septic area. On the east end there is a risk of collapsing retaining wall which needs more detail and a need to protect the field. Another concern is the emergency outlet and requesting grade or design of swale. Show calculations of volume in the pond.

Sue Wallem brought the concern of fencing with Ryan of children or snowmobiles not knowing the area, perhaps public safety fence or berm with regards to protection. A lighting plan was also discussed which the county holds the lighting ordinance and is within 1000 feet of residence and light to be off at 11:00 p.m. All other lights will be on timers. Building inspector will oversee adherence to compliance. Attorney Koch provided a maintenance agreement and a special assessment would be made against the property if Dollar General is not in compliance. A legislative decision would not make the township liable.

Discussion from the floor with regards to the water runoff was mentioned. County and state requirement has to meet or reduce the current condition. Benefit of development will go to the ditch and not the field. Ryan stated it will be reviewed to meet all requirements. With regards to questions from the floor by local residents, Ryan stated drainage basins cannot be changed.

County and State law will not increase the rate or volume of run off today. Ryan stated infiltration is always better and cover crop by the farmer is also required.

Carl Rieken made a motion to reject the site plan based on the numerous issues that needed to be corrected to the plan. Sue Wallem seconded.

Mark Steinfest made a motion that contingent upon Dollar General meeting all of challenges of the Town Engineer and Town Attorney to their 100% satisfaction, then the town board would be in agreement with the site plan.. Motion seconded by Dave Robers. Residents from the floor would like to see the changes and requirements before they are made. Dale Wuttke addressed the residents of the town, informing them that is why we have a Town Board who acts as representatives on behalf of the citizens of the town. Residents were given information on how to access all information available to the public.

Motion was made and amended with no discussion. Carl Rieken opposed, all other members approved.

With nothing further, Carl Rieken made a motion to adjourn, Dave Robers seconded. Meeting adjourned.

Respectfully Submitted: Judy Jacobson, Commissioner/Secretary