

TOWN OF CONCORD PLAN COMMISSION MINUTES
December 22, 2021

The meeting was called to order at 7:00 p.m. with Plan Commission members Lloyd Zastrow, Jim Gilbert, Carole Hoffmeister, Sally Williams, and Kim Miller present.

The meeting was opened with the Pledge of Allegiance.

Sally Williams stated that the meeting had been properly posted.

Kim Miller made a motion to approve the minutes from the October 27, 2021 meeting, seconded by Jim Gilbert. All approved. Motion passed.

Item 1: Request by Gregory Alt to create a 5-acre A-3 farm consolidation parcel from a 46.8-acre A-1 parent parcel at W2140 County Road B, parcel # 006-0716-1811-000. Land in the 5-acre area is not currently being farmed. Sally made motion to recommend approval of the proposal as presented, second by Kim. All approved. Motion passed.

Item 2: Requests by Donald and Nancy Brunson

1. to create a 2-acre A-3 farm consolidation parcel around the existing home and buildings from a 24-acre A-1 zone at W1432 County Road B. Jim made a motion to approve, second by Sally. All approved, Motion passed.
2. to create a 7.4-acre A-2 zone from a 24-acre A-1 zone at W1432 County Road B. parcel # 006-0716-1642-000. The purpose of this rezoning would be to expand the existing boat storage business on the property to the east. The Concord Comprehensive Plan states that the town would like all new business development to be in the hamlet, be small in scale, and locally owned. The Plan also states that the town does not want to increase the size of the hamlet. Contrary to the Town Plan, this proposal creates an area for new business development outside the hamlet and effectively increases the size of the hamlet. Additionally, the Plan Commission is reluctant to approve more storage buildings as that general area has quite a few already. We are currently updating the Comprehensive Plan and would like to set criteria for approval of businesses in the hamlet that would create more of a community feel – small scale and locally owned. We would also like to set criteria in the updated plan for approval of A-2 zoning and conditional uses. Since we are actively working on updating the plan now, it would make sense to postpone this request until we have completed the update. Sally made a motion to recommend denial of the rezoning, second by Kim. Sally, Kim, Carole, and Jim aye, Lloyd abstained. Motion passed.
3. a conditional use permit to allow for storage of non-farm equipment (boat storage) in the proposed A-2 zone near W1432 County Road B. parcel # 006-0716-1642-000. See discussion above. This proposal is for 10 more storage buildings, each 148' x 81'. The land in question is outside the hamlet, it increases the size of the business considerably when the intent of the Plan is to keep business small scale and locally owned. Buffering requested by the town for the existing buildings was never maintained. Also, there are already quite a few storage buildings built or approved for that general area. Sally made a motion to recommend denial of the CUP, second by Kim. Sally, Kim, Carole, and Jim aye, Lloyd abstained. Motion passed.

Item 3: Request by Gilside Farms to create a 2.0-acre A-3 lot from a 120-acre A-1 parent parcel across from N5354 Pioneer Dr., parcel # 006-0716-2942-000. Kim made a motion to recommend approval of the lot split as presented, second by Sally. All approved. Motion passed.

Item 4: Discuss Comprehensive Plan update. Larry Oliverson is getting quotes from a number of area planners.

With no further business, Sally made a motion to adjourn, second by Kim. Meeting adjourned.

Respectfully submitted, Sally Williams, secretary