

MINUTES OF THE CLAYTON COUNTY
PLANNING AND ZONING COMMISSION MEETING
March 10, 2020

Members Present: Doug Puffett, Kari Friedlein, Rebecca Speilbauer, Elise Bergan, Allan Troester, Brue Kann, Mary Klink

Members Absent: Roland Clinton, Doug Reimer, Dan Parker

Others Present: Patti Ruff

The following items were considered on the Agenda:

1. Call to Order

The Clayton County Planning and Zoning Commission meeting was called to order at 7:00pm by Chairperson Allan Troester.

2. Approval of Minutes

The minutes from the January 21, 2020 meeting were approved. Motion was made by Becky S. with Kari F. seconded. Motion carried.

3. Public Hearing on Application #1-2020: Randy Waterman representing John P Moyna presented the request to rezone the property located at 24412 Hwy 13, Elkader, from light industrial to commercial for the addition of a building. The site will be the future home for a new museum featuring earth-moving equipment. Part of the building will also be used as a training facility for learning the science of earth moving, calling it "Building Your Future". The size of the building will be 120 by 280. The reason for rezoning is to have a lesser setback regulations, but still 28 feet from the state right of way. The time frame for the new construction is breaking ground the middle of April and have it enclosed before winter so they can work inside throughout the cold months. John is hosting the Midwest Antique Equipment Show in September 2021.

Bob Bossard asked what the plan was for the runoff from the site. Randy explained they would run it to the north of the building and put in a storm sewer back to the creek behind the property.

This was the only concern from those present at the meeting.

Mary K. made the motion to approve the rezoning from M-1 to C-1. Becky second the motion. Motion Carried.

4. Public Hearing on Application #2-2020: Craig Martin representing Three Rivers FS for Class 5 Developers LLC presented the request to rezone the property at 14434 Keystone Road, McGregor, from light industrial to heavy industrial. The 11 acre site will be the future home of an unmanned gas/diesel station and bulk fuel storage for Three Rivers FS. Craig explained the fuel would all be above ground storage with a potential capacity of up to 100,000 gallons between the 24 hour station and the bulk storage. The reason for the bulk storage is to save time for refueling the Three Rivers trucks that service Northern Clayton County and Southwest Wisconsin.

Craig stated Growmark will be brought in to design and build the facility. In turn, there will be

repurposing Elkader to grow on their agronomy side. Also, there will be potential to add in electrical charging stations for electric vehicles at the McGregor location.

There was discussion on entrance on Highway 18 side versus off Klein Brewery Road. All access points onto the state highway will be ran through the Iowa DOT.

Patti mentioned Todd Kann was concerned if there would be an issue with his billboard for the Frontier Motel. Craig Martin said with it being in the corner of the property there was no issue with it.

Members of the audience were concerned about increase of traffic, lighting of a 24 hour facility, dangers of unmanned pumps, and safety of bulk tanks. Craig addressed all these concerns.

Commission member Bruce Kann asked what would happen if the request was denied, would they still be able to build on the property. Patti replied it would eventually end up as an appeal before the Board of Adjustment and decided there.

Bruce made the motion to approve the rezoning request from M-1 to M-2 with Doug P. second the motion. Motion Carried.

Doug motioned to adjourn the meeting and Kari second that motion. Meeting adjourned at 7:38pm.