

**City of Gem Lake
Planning Commission Meeting – September 13, 2022
Meeting Minutes**

Planning Commission Chair Don Cummings called the meeting to order at 7:00 p.m. Commission Member Stephanie Farrell was present and Commission Member Joshua Patrick was present via zoom in England from The Sir Christopher Wren Hotel on Thames Street Royal Windsor Berkshire, SL4 1PX. Commission Members Derek Wippich and Art Pratt were not present. Also present: City Planner Evan Monson, City Attorney Patrick Kelly, City Treasurer Tom Kelly, Acting City Clerk Melissa Lawrence, Mayor Gretchen Artig-Swomley, Councilmember Jim Lindner and residents Ted & Nikki Pax, Paul Emeott, and Pat & Melissa Rottach.

September 13, 2022 Agenda

A motion was made by Commission Member Farrell to accept the agenda, seconded by Commission Member Patrick. Voice vote taken, all voted yes, motion passes, agenda accepted.

Minutes

A motion was made by Commission Member Patrick, seconded by Commission Member Farrell to approve the June 14, 2022, Planning Commission Meeting minutes. Voice vote taken, all voted yes, motion passes, minutes are approved.

Public Hearings

Conditional Use Permit for Goats at 3944 Scheuneman Road

City Planner Evan Monson gave an overview of the request. The applicants are looking to have two goats on their property within the city. The site has an existing barn in their backyard that was used by previous owners to house horses; our applicants would like to utilize it to house their goats. Fencing would be installed on the site to the east of the barn to create an 18 foot by 103 foot space for them to roam around in. Said fencing is planned to be up to four feet in height.

The city's Consolidated Land Use Ordinance permits both housing of farm animals and agricultural structures for housing of farm animals through either a Conditional Use Permit (CUP), or an Interim Use Permit (IUP). Conditions of approval can be added to both types of permits; an IUP can also have an end date for the use, in which the applicant would have to reapply to continue the interim use.

Commission Member Farrell introduced a motion to open the public hearing on the matter at 7:07 p.m., Commission Member Patrick seconded the motion. All in favor, motion carried.

Melissa and Patrick Rottach from 3960 Haven Lane commented that as long as the proper fencing is in place and things are maintained they did not see a problem with goats being allowed on the applicant's property. The concerns they had was if in the future the IUP isn't approved would the goats have somewhere to go and that if the application is approved it might open up others in the City to apply for other types of agricultural animals.

City Planner Evan Monson suggests that this permit be issued as an IUP instead of a CUP. This way the City can revisit the idea at a set time and discuss how things went during that time. Things to look at would be the noise, smell or any general complaints the office receives.

Commission Chair Cummings proposed that the Planning Commission recommend approval of an IUP based on the conditions recommended by the City Planner for one (1) year and then revisit once it is set to expire.

The following conditions will need to be met:

1. The applicant is permitted to utilize the existing barn on-site to house up to two goats.
2. Proposed fencing shall be placed at minimum five feet from property lines to the south.
3. The IUP shall expire in one calendar year, so as to allow the Planning Commission to review the request again to ensure the use is in compliance with conditions of this approval, and other city ordinances have been met.
4. Additional goats or farm animals on the site shall require an amendment to the IUP.
5. The applicant is required to adhere to all applicable local, State, or Federal regulations.
6. The applicant is required to acquire any other applicable local, State, or Federal permits for this request.

Commission Member Farrell introduced a motion to close the public hearing on the matter at 7:19 p.m., Commission Member Patrick seconded the motion. All in favor, motion carried.

Commission Chair Cummings introduced a motion to recommend approval of a one (1) year IUP for two (2) goats subject to the conditions, including the noise and smell and getting an agreement from the neighbor to the South, seconded by Commission Member Farrell. Voice vote taken, all voted yes, motion passes, IUP request will be forwarded to the City Council.

New Business

Discussion of Permitted Uses in the Consolidated Land Use Ordinance

City Planner Evan Monson gave an overview of our current zoning descriptions and lists of permitted uses in the Gateway District. Commission Chair Cummings stated that when the City goes to expand the list of permitted uses that it be sure to look to both the zoning Ordinance and Comprehensive Plan to ensure that the City stay consistent. If a business really wants to be come in to the City they should be able to bend to how the City envisions the area to look. Looking at other cities, businesses such as McDonalds build to fit the design of the City.

Another piece that is being encouraged to look at is where delta-9-tetrahydrocannabinol (THC) sales can fit into the current zoning Ordinance and language that can be added.

Future Meetings

City Council Meeting, Tuesday September 20, 2022 at Heritage Hall, and Planning Commission Meeting, Tuesday October 11, 2022 at Heritage Hall.

Adjournment

Being there no further business, following a motion from Commission Member Patrick, seconded by Commission Member Farrell, the meeting adjourned at 8:05 p.m.

Respectfully submitted, Melissa Lawrence