

MEETING MINUTES

Plan Commission

DATE	April 14, 2025
TIME	7:00 PM
MEETING CALLED TO ORDER BY	Al Sandberg

IN ATTENDANCE

Member Name	Present	Absent
Steve Dahl	x	
Mary Kay Francis	x	
Kyle Gilles	x	
Randy Koller		x
Al Sandberg	x	
Carolyn Sylte	x	
Harry Warden	x	

AGENDA

1. Call to Order @ 7:04 pm.
2. Roll Call taken. See table above. Also present was Tammy Taxler, Dunn County Planner and Zoning Administrator, from Dunn County.
3. Approval of March 2025, Plan Commission minutes. Steve Dahl motioned to approve. Harry Warden seconded. All approved. Motion carried.
4. Open public comment period for items that do not appear on this agenda. No members of the public were present, so no comments were made.
5. Discussion with Tammy Traxler to provide information related to Town planning and the resources available to the Rock Creek Plan Commission.
 - Tammy discussed Land Use Plans and how ordinances can be used as tools to support those plans. It was noted it is important to know what the end goals are before revising a Land Use Plan. For example, to update the Town of Rock Creek Land Use Plan, a discussion on trends, pressures, and potential conflicts needs to be examined first to get a direction. In the current Town of Rock Creek Land Use Plan, adopted in 2006, a survey indicated a desire to maintain a rural feel. Tammy said farmland preservation is often the tool to maintain this rural character. She also recommends a 10-year plan vs. a 20-year plan.
 - As part of a discussion on ordinances, the sub-division ordinance prepared by the Town of Rock Creek was mentioned. When Covid arrived, this ordinance fell to the wayside and was never adopted. There is currently a driveway ordinance and a road ordinance in place. Tammy will get

the Plan Commission more current statistics average lot size, ag and development trend data, and overall trends impacting Township growth to guide the plan update.

- As part of educating the Plan Commission on zoning, Tammy covered various zoning scenarios that were brought up. One was for residences with home offices. She said Dunn County has a home office occupation use permit to address work from home and zoning that accommodates this. There is also zoning related to professional offices, such as an attorney. For trucking companies and construction companies, zoning could be assigned general ag with contractor storage yard. It would depend on the scale of the company, if customers will be coming and going or not, if the site is just a staging area for equipment that goes to a job site every day, etc. A zoning ordinance also considers the impact of lighting and noise, as well as any visual concerns and potential health or safety effects.
2. Discuss research completed by plan commission members that reviewed existing Land Use Plan. Discuss actions needed to begin updating the plan.
 - Step 1 is to gather information and create a survey. Tammy recommended budgeting for a direct mailing and having an electronic or mail-in completion option to encourage completion. Tammy will get us the planning survey recently completed by Dunn County. To generate higher participation rates, an idea to utilize the Town of Rock Falls' annual July 4th event to communicate the survey was mentioned with a QR Code board and hard copies available.
 6. N/A. Public Discussion.
 7. Future Agenda Items and Announcements.
 - Tammy will bring agriculture and development trend data and an electronic copy of Dunn County's Comprehensive Plan survey to the next meeting.
 - Work on the survey.
 - Look at the current Road Ordinance.
 8. Adjournment at 9:06 pm. Motion was made by Al Sandberg. Kyle Gilles seconded. All approved.

NEXT MEETING

Monday, May 12, 2025, at 7 PM.

MEETING MINUTES

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