

APPROVED

**PLAN COMMISSION MEETING
Town of Troy
December 6, 2018
Hudson Wisconsin 54016**

Members Present: Dan Pearson, David Wolf, Dean Albert, Paul Mahler, Jan Cuccia
Members Absent: Jennie Boeder, Joe Radlinger
Staff Present: Rob Jones, James Erickson
Recording Secretary: Amanda Randall
Others present: Dave Simpson, Suzanne Van Mele, John Cernohous

AGENDA:

1. Call to order;
2. Pledge of Allegiance
3. Approve minutes;
4. Acknowledgment of Condition Use Permit applications as regulated by Chapter 170 V(4)(c);
5. Public hearing/discuss and recommend-Condition Use Permit;
Applicant: YMCA of the Greater Twin Cities-Camp St. Croix
Address: 345 Riverview Drive
Request: Conditional Use Permit to host retreats and events, including weddings
6. Building Permits;
7. Committee Reports & Correspondence
8. Adjourn.

AGENDA:

1. Call to order;

Dan Pearson called the meeting of the Troy Plan Commission to order at 7:00 p.m. followed by the Pledge of Allegiance.

2. Approve minutes;

The minutes of the October 4, 2018 Plan Commission were previously distributed. The month needs to be corrected in the motion to adjourn.

Paul Mahler moved to approve the minutes of the October 4, 2018 Plan Commission with the noted correction. Dean Albert seconded. Motion carried.

3. Acknowledgment of Condition Use Permit applications as regulated by Chapter 170 V(4)(c);

The application from the YMCA of the Greater Twin Cities-Camp St. Croix has been received and is complete.

4. Public hearing/discuss and recommend-Condition Use Permit;

Applicant: YMCA of the Greater Twin Cities-Camp St. Croix

Address: 345 Riverview Drive

Request: Conditional Use Permit to host retreats and events, including weddings

Dan Pearson opened the public hearing at 7:04 p.m.

Dave Simpson, property manager of Camp St. Croix, explained that the YMCA is requesting to host weddings at the RCU Discovery Center, located at 345 Riverview Drive. They have already been hosting weddings at the property. Currently, weddings have only been on Saturdays, as during the week in summer the building is used for day camp and on Sundays it's booked for church services. Food is catered in; they have a food staging area but no kitchen. The YMCA has been following the Town's rules on liquor and music.

Rob Jones explained that the YMCA is applying for an amendment to a Conditional Use Permit to host events at a recreational and educational retreat facility including utilizing the structure and grounds to host weddings. The facility is on a 9.4-acre parcel in the northern portion of the YMCA campus, which in total is 500 acres. The building is accessed from a driveway off County Road F. All parking will be on site in the existing paved lot, which provides 150 stalls, along with overflow parking areas. The property is zoned Agriculture-Residential. Within the Ag-Res district, non-profit religious, community service, recreational, and educational retreat facilities require a Conditional Use Permit. This facility received such a permit approving its 2015 construction. However, during that review, the Plan Commission did not believe that hosting weddings fit within the listed uses and instructed the applicant to seek additional permission prior to using the facility as a wedding venue. The 2015 Plan Commission minutes were included in Cedar's packet for review. The YMCA is requesting that the prohibitions on weddings be removed. It was noted that the applicant has been hosting weddings for decades at other areas on the property. Code background information and potential conditions were discussed.

As no one else spoke, Dan Pearson closed the public hearing closed at 7:18 p.m.

The Commission discussed the application. Rob Jones noted that the building's capacity is 296. Traffic concerns were discussed as the City of Hudson has future developments in that area. The residential development to the north will be accessed off Mayer Road, not Riverview. There was discussion on hours of operation and limiting the number of weddings allowed per year. It was noted that the building itself is designed for these types of events, there is good access off County Road F, and weddings are held at other areas of the property already. The area is also well screened and not near residential neighbors. Amplified music was briefly discussed.

Paul Mahler moved that the Plan Commission recommend to the Town Board approval of the amendment for the Conditional Use Permit for the YMCA of the Greater Twin Cities-

Camp St. Croix RCU Discovery Center located at 345 Riverview Drive to allow weddings with conditions consistent with those imposed on the Settlement Ridge Conditional Use Permit. Discussion. Paul Mahler withdrew the motion.

Jan Cuccia moved that the Plan Commission recommend to the Town Board to amend the Conditional Use Permit for the YMCA of the Greater Twin Cities-Camp St. Croix RCU Discovery Center to allow weddings/events with the additional conditions of hours of operation from 8:00 a.m. to 11:00 p.m. and limiting weddings/events to up to 24 weddings/events per year. All additional findings of the original Conditional Use Permit apply. Paul Mahler seconded. Motion carried.

5. Building Permits;

Building permits and utility permits were reviewed.

6. Committee Reports & Correspondence

The Town was copied on Riverway letters for 244 Cove Road, 288 Salishan Drive, and 150 Glenmont Road. The project at 150 Glenmont Road was briefly discussed. The DNR sent a notice of a pending application for a proposed pier at the Murr property. Also included in the packet was a news article regarding water and sewer services in Clayton-Appleton. Cedar Corp. will look at the driveway spacing on High Ridge Drive and Glenmont Road to see if the roads would qualify for a speed limit reduction. Dan Pearson noted that Jennifer Clark resigned and the Town is looking for a new clerk. The Town is waiting on St. Croix County to sign off on two provisions in the Farmland Preservation Ordinance before formal application can be made to the State. The deadline is next week to have the ordinance certified for the 2018 tax year. Dan Pearson would like to take a fresh look in 2019 at how to protect the Town's boundaries.

7. Adjourn

Dean Albert moved to adjourn the meeting of the December 6, 2018 Plan Commission at 8:07 p.m. David Wolf seconded. Motion carried.