

**TOWN OF BEAR CREEK
PLAN COMMISSION
MEETING MINUTES**

Date: Tuesday, June 28, 2022

Time: 6:30 p.m.

Place: Bear Creek Town Hall

Committee Members Present:

Ted Greenheck

Jeff Wright

Sheley Scallon

Joe Bauer

Travis Nachreiner

1. Call to order: Ted Greenheck called the meeting to order at 6:32 p.m.
2. Verification of Notices: Sheley Scallon verified that all proper notices had been posted.
3. The meeting minutes from January 25, 2022 were previously distributed for review. Travis Nachreiner made the motion to accept the minutes as written. Jeff Wright seconded the motion. Sheley Scallon will send the approved meeting minutes to the Town of Bear Creek Clerk, Sheila Carver.
4. CSM for Dan and Michelle Amend, McCarville Road
 - a. Ted Greenheck explained that the purpose of the CSM is to separate the buildings from the rest of the land. The lot size is greater than 2 acres and there is an easement for the driveway.
 - b. Sheley Scallon stated that the well seems very close to the new property line. Ted Greenheck stated that Sauk County has setback criteria, so this should be flagged by Sauk County.
 - c. Sheley Scallon stated concerns regarding the driveway easement. Ted Greenheck stated that Sauk County will require a driveway maintenance agreement.
 - d. After no further discussion, Jeff Wright made the motion to recommend approval of this CSM to the Town Board. This was seconded by Joe Bauer. All in favor.
5. CSM for Jerry Aker and Robert Prince, Strang Hollow Road
 - a. Ted Greenheck stated that this is simply an exchange of land between adjacent land owners.
 - b. Sheley Scallon stated that this actually improves the setback from the property line to the existing driveway.
 - c. After no further discussion, Travis Nachreiner made the motion to recommend approval of this CSM to the Town Board. This was seconded by Sheley Scallon. All in favor.
6. Special Exception Permit Renewal for Emily Benz and Jeff Wright for short-term rental/lodging house.
 - a. Jeff Wright stated that there have been no complaints regarding their Airbnb.
 - b. Sheley Scallon made the motion to recommend approval of this Special Exception Permit Renewal to the Town Board. This was seconded by Joe Bauer. Jeff Wright abstained. All others in favor.
7. Discussion on Bear Creek Comprehensive Plan update for population census (2020) and other mapping updates provided by Sauk County.
 - a. Ted Greenheck suggested that the Plan Commission review the Comprehensive Plan section by section. Then once changes are made, review with the public.
 - b. Joe Bauer stated that home businesses should require more than 2 acres, so that traffic/trucks/semis can pull off the road. Ted Greenheck stated that the Town Board could adopt a parking ordinance that prohibits parking on town roads.
 - c. Guidelines should be updated for internet, cell towers, etc.
 - d. Ted Greenheck suggested that the Plan Commission review Chapters 1 through 6, and we will meet in September.
8. Open Board Discussion - None
9. The meeting was moved to adjourn by Travis Nachreiner and seconded by Jeff Wright. Our next meeting will be on Tuesday, September 27, 2022, unless a meeting is required prior to that date.

Respectfully submitted,
Sheley Scallon, Secretary