

## PLANS COMMISSION

September 7, 2017

The regular meeting of the Plans Commission was called to order at 6:30 p.m. in the Albany Village Hall by President Kim Blumer. Members present were: Blumer, Eileen Althaus, Mark Riedel, Paul Rhyner, and Michelle Monson. Absent: Larry Ommodt. Also present were: Lou Vale, Scott Vosters, Danny Mueller, Jim Mauerman, Fred Johnson, Adam Kopp, and Mr. and Mrs. Ben Ace.

Proof of posting was verified.

**MINUTES:** Motion by Riedel, seconded by Althaus to approve the minutes of the previous meeting as printed. Carried.

**PUBLIC HEARING:** Blumer then called the public hearing to order regarding the property located at 605 South Mechanic Street and having some farm type animals. This property is zoned Ag, so is allowed to have animals, it was just to decide the number of animals that will be able to be housed there. There is 11 acres of land on this parcel, and Ace is working on fencing in the area for the cattle. There are about three pigs on the property at this time that are housed in one of the sheds. It as explained that the animals must be confined by fence and/or building. There have been times that the existing cattle there have been out in the street and on other's property. This must stop. Discussion was held on the amount of animals allowed on that size property according to the animal units allowed by the state. There are concerns over the number of animals and making sure that there is no smell bothering the neighbors. After much discussion, a motion was made by Monson and seconded by Blumer to approve a Conditional Use Permit to allow the animals on this property as long as the ordinance is followed. This is in regards to the number of animal units as allowed and to make sure that the animals are secured and/or in fenced in area so they are not getting lose. Carried.

Kopp asked about the Conditional Use Permit that was issued for this same property and owner to allow the fixing of vehicles on this property. One of the requirements of this conditional use was that the property will be kept neat and clean. However, there is concern that the property has not been kept in this condition. Ace did not know that there were any complaints about his property but stated that if he had known there were issues, he would address them. Riedel explained that our properties are valued according to the properties in our neighborhood, so this can bring down the value of other property if some are not well cared for. Ace stated that he tries to maintain his property according to time available. Ace was informed that this subject will be revisited in 90 days at the December meeting so he should work on cleaning up the property. If there is definite improvement, things should be fine. If there is no improvement, the Conditional Use will be reconsidered at that time.

Kopp then provided information and pictures of other properties in the village that are in dire need of clean up. Letters need to be written to these properties to notify them of the need for improvement and be given 90 days to do so. The properties discussed were: 214 East Main Street, 104 North Jackson Street, and 600 Reuben's Cave Drive. Motion by Rhyner, seconded by Monson that letters be sent to these properties that they are violating ordinances and have 90 days to rectify. Carried. This, too, will be revisited in December.

Riedel reminded all that the village needs to strongly look into a Business License so that the village would be able to have the ability to rescind the license if the rules are not followed. This will be looked in to.

**ALBANY FIRE DEPARTMENT:** The Albany Fire Department is looking for some land to purchase so that they can build a training center. They would need to put up a structure, a cement pad, and would probably be fenced in. There is a lot in the Industrial Park next to the pond and behind the brush pile that would be an ideal site. However, this lot is the second best lot for a business that the village owns, as the infrastructure is in place, for a small business. Also, it was discussed if this is something that should be in the Industrial Park for possible businesses in the future. Discussion was held on other options and properties that may work for them. Motion by Monson, seconded by Rhyner to table this until the next meeting to get more information and the sizes of existing lots to see what would accommodate their needs. Carried.

**DOG PARK IN INDUSTRIAL PARK:** Jim Mauerman was present to ask the board to consider allowing residents to take their dogs out to the Industrial Park to exercise them and allow them to swim in the ponds. Concerns were any legalities that may be involved. It was decided that this will be looked into further, and that if it is allowed, we definitely must post signs that it would all be done at your own risk and put out garbage cans to promote keeping it clean. Motion by Rhyner, seconded by Blumer to table any decisions on this until more information can be gathered. Carried.

**FENCE PLANS:** An application was submitted for a fence plan for Taylor Schwartz located at 502 5<sup>th</sup> Street. Unfortunately, we were not aware of the type of fence that they are proposing. We will try to contact the owner to see what type of fence they will be putting up before the board meeting and approve it then.

**BUDGET:** There is only one line item under the Community Development accounts that this commission needs to address. After some discussion, a motion by Monson, seconded by Althaus to set the amount for the Community Development at \$6,000. Carried.

**FUTURE:** Keepers reported that there will be another public hearing at the next Plans Meeting for Ag type animal request in Single Family Residentially zoned property.

**ADJOURN:** Motion by Riedel, seconded by Monson to adjourn. Carried.

8:00 p.m.

LAURIE K. KEEPERS, Clerk