**Planning Commission, June 29th, 2023**

On June 29th, 2023, the Planning Commission meeting was called to order at 6:00 p.m. at the Village Hall, 613 Main Street, Colfax, WI by Jeff Prince. In attendance: Mike Buchner, Jason Johnson, Dave Hovre, Nancy Hainstock and Jeff Prince. Excused: Logan Michels and Tiffany Prince. Others Present: Bill Berres, Nancy Mouledoux, Mark Mouledoux, Jake Flodquist and Deputy Clerk-Treasurer Riemer.

**Hearing 1: Phase 2 East View Development**

* A motion was made by Johnson and seconded by Hovre to open Hearing 1, Phase 2 East View Development. Prince explained the subdivision process for Lots 10 & 11 to be made into Lots 10, 11 & 12 because of setback issues. Niggemann has been in touch with Rosenbrook Development and GRIP Development and they are in agreement with the decision for the subdivision. After much discussion a motion was made by Johnson and seconded by Hainstock to approve the subdivision of Lots 10 & 11 to Lots 10, 11 & 12. A voice vote was taken with all members voting in favor. Motion carried.
* Re-zone Lots 10, 11 & 12 from Ag-1 Agriculture to R-6 Zero Lot Line Single Family. A motion was made by Buchner and seconded by Hovre to approve re-zoning Lots 10, 11 & 12 from Ag-1 Agriculture to R-6 Zero Lot Line Single Family. A voice vote was taken with all members voting in favor. Motion carried.
* Re-zone Lots 7, 8 & 9 from Ag-1 Agriculture to R-2 Single Family Medium Size Lot. A motion was made by Buchner and seconded by Hainstock to approve re-zoning Lots 7, 8 & 9 from Ag-1 Agriculture to R-6 Zero Lot Line Single Family. A voice vote was taken with all members voting in favor. Motion carried.

A motion was made by Hovre and seconded by Johnson to close Hearing 1: Phase 2 East View Development. A voice vote was taken with all members voting in favor. Motion carried.

**Hearing 2: Change zoning from R-6 to R-4 Two Family zoning to prevent sub-dividing Lots 1 & 2 of Phase 1** –A motion was made by Johnson and seconded by Hainstock to open Hearing 2. Fraley had originally wanted to put twin homes instead of duplexes in Lots 1 & 2, but decided to not go that route. A motion was made by Hainstock and seconded by Hovre to re-zone Lots 1 & 2 from R-2 Single Family to R-4 Two Family. A voice vote was taken with all members voting in favor. Motion carried. A motion was made by Johnson and seconded by Hovre to close Hearing 2. A voice vote was taken with all members voting in favor. Motion carried.

**Hearing 3: Request to change zoning from B-1 Downtown Business District to R-3 Single Family Mixed Residential** /**619 Main Street**– A motion was made by Johnson and seconded by Prince to open Hearing 3. Mark Mouledoux explained that he was interested in purchasing the property at 619 Main Street, which has been on the market for roughly a year. Hainstock inquired as to whose property it was, it is Larry Phillips dental office. Many businesses along Main Street already have housing within their business so that is why he picked R-3 for re-zoning, so it could be mixed residential or could be a business with residence in rear. It is already set for plumbing, has kitchen, bedrooms and bathroom already, he thinks putting it on the market, if re-zone is not approved, as residential would do well also. Berres was concerned about R-3 being able to have a business. One of his concerns was making it apartments, Mouledoux stated that was not his intention. Another concern was parking. The parking ordinance allows for 2 parking spots and while there is no parking allowed on Main Street overnight, what would be done for that. Mouledoux stated he had thought of taking the back wall out of the pole shed/garage to allow access for parking in the back yard while still having half of it for storage. Berres stated that he thought the river bank would not allow for that and possibly the DNR. Jake was concerned if his garage would be affected at all by the sale since it is so close to the property. We do not believe anything would affect it. Further discussion included surveying, the alley, any easements and the property not being a business again. Hovre stated he was against approving re-zoning, Buchner agreed. Johnson was concerned about all the flags coming up with setbacks, vehicle access and the garage. Hainstock and Prince are concerned about there never being a business opportunity available if it becomes residential. A motion was made by Hovre and seconded by Buchner to request to the Board not to approve the re-zone of B-1 to R-3. For: Johnson, Hovre and Buchner. Against: Prince and Hainstock. A motion was made by Johnson and seconded by Hovre to close Hearing 3. A voice vote was taken with all members voting in favor. Motion carried.

A motion was made by Hovre and seconded by Buchner to close Public Hearings. A voice vote was taken with all members voting in favor. Motion carried.

**Adjourn**: A motion was made by Buchner and seconded by Hainstock to adjourn the meeting at 6:49 pm. All members voted yes.

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Jeff Prince, Chair

Attest: Sheila Riemer

Deputy Clerk-Treasurer