

**Date:** 06/02/2026

**Time:** 7:02 PM

**Location:** Barre Mills Town Hall

### **Call to Order**

The meeting was called to order at 7:02 PM.

### **Pledge of Allegiance**

The Pledge of Allegiance was recited.

### **Roll Call**

Members in attendance:

- Kathy
- Heidi
- Terry
- Don
- Will

### **Approval of Previous Meeting Minutes**

Motion by Terry to approve the previous month's meeting minutes. Second by Will. **Motion carried.**

### **Communications**

Terry and Heidi discussed ongoing email issues.

### **Old Business**

#### **Identification Cards:**

Don provided an update regarding identification cards. He stated that he is still looking into the matter but has been addressing higher-priority issues and will continue working on it as time allows.

### **Biros Property Discussion**

Discussion continued regarding the Biros property, deed restrictions, and future zoning considerations.

Don shared information about the GIS mapping system and explained that the property is currently shown as Exclusive Agricultural zoning on the GIS map.

Terry raised the concern of why the applications submitted by Will and David were approved while the Biros request was not, he noted Biros did not follow the established process while Will and David did for their request.

Don, Kathy, Terry, and Will discussed the importance of following a formal and consistent process for zoning and land-use decisions. Several members emphasized that a clear line must be established and applied consistently.

Don reported that after speaking with county staff, he does not believe the request would likely receive county approval due to concerns regarding the creek bottom area.

Kathy noted that the applicant had been encouraged to return for this meeting but chose not to attend.

Motion by Will to table the matter until the next meeting. Second by Heidi. **Motion carried.**

### **New Business**

#### **Trudy Miller Request**

Fred Hilby spoke on behalf of Trudy Miller and provided maps for review.

Discussion focused on watershed drainage concerns. Fred explained that a previous board had indicated drainage should be directed to the west; however, he stated that such drainage is not feasible. He further reported that Land Conservation has approved the watershed plan.

The request involved approval of three lots along Fox Hollow Drive, north of the Jake and Lisa Luehmann property. Each lot meets the minimum size requirements, approximately 132 feet by 160 feet.

Motion by Will to recommend approval of the three lots to the Town Board per the drawing provided. Second by Terry. **Motion carried.**

#### **Will Schomberg Rezoning Request**

Will Schomberg recused himself from discussion and voting on this item.

This piece of property was discussed at length during last year's Comprehensive Plan updates.

Motion by Don to recommend rezoning from Exclusive Agricultural to Rural for one building site, including driveway access, encompassing parcels 02-00121-000 and 02-0165-000.

Second by Terry. **Motion carried.**

### **Other Business**

## County Meeting Updates

Don provided a summary of recent county-level discussions.

- The county approved a provision allowing properties being split with existing farm buildings to remain without requiring buildings exceeding the new standard to be removed in order to be compliant. If a new building is to be built, others would need to be removed in order to become compliant.
- Don also provided an update on the Fox Hollow Development rezoning request at the county level.
  - o Eight individuals spoke in opposition to the rezoning request.
  - o Concerns were raised regarding extra traffic going over W. Miller Road.
  - o County staff recommended approval by a 5-2 vote, citing consistency with the Comprehensive Plan.
  - o It was noted that the current action pertains only to zoning and that additional subdivision-related questions and reviews will occur in the future.

## Future Review Checklist

The Commission discussed creating a checklist for reviewing future land-use and zoning requests.

Don stated that he would like to compile a list of existing ordinances and building code requirements before any large subdivision proposals come before the Commission. The intent is to publish this information on the town website for public reference.

## Next Meeting

The next Planning Commission meeting will be held on **August 4**. There will be **no meeting in July**.

## Adjournment

Motion to adjourn by Kathy. Second by Don.

Meeting adjourned at 8:30 PM