

**Planning Commission Meeting  
May 5th, 2011 7:00 pm**

Attendees: Ray Kiewit, Susan Keachie, Joni Brooks, Fred Schlicting and Max Taubert.

No members of the Public were present.

Members of the Plan Commission met at the Recycling Center at 7:00 pm to walk the site set aside for a Business Park. The site is within Town land adjacent to the Sanitary District and accessible from a grass road running East off W. Spirit Pt. Rd.

Fred made a motion to approve the minutes from last month's meeting. Joni 2<sup>nd</sup> and all were in favor.

Updates:

Ray informed the Commission that he will be out of town for the next Commission meeting. He is anticipating a Short Term Rental permit application from Jesse Kaseno that the commission should act on in his absence. Ray will send out the postcards to adjacent property owners before he leaves town.

Susan informed members that North West Regional Planning has low interest loans available for Main Street façade improvements. She will scan and email the documents outlining the program to everyone. When the Plan Commission begins to set up standards for buildings in the Commercial district it should consider these guidelines. Having the guidelines in place will make it easier for applicants from Cornucopia to obtain the loans.

Discussion on Business Park:

The Commission feels that it would be appropriate to create a rough concept for developing the proposed Business Park so that it would be available if a business approached the Town asking about it. The following ideas came out of the discussion:

- The Commission should work out a rough lay out for the Park
- Research on creating a TIF district should be done to see if that might work for us
- Should we sell or lease parcels
- Research standards for road development both into and interior
- Research costs of above
- What utilities need to be brought in and the costs of those
- Cost of clearing and timing
- Lot/parcel size – check with Zoning (according to Zoning documents for Industrial/Commercial lot size needs to be 20,000 sq.ft.)
- Change Zoning to Industrial

Discussion of presentation for Taste of Cornucopia meeting re: Economic Sustainability Committee:

- Max will make the presentation at the meeting
- Present wish list for participants
- Signup sheet for volunteers
- Put Plan Commission contact numbers on the website for interested parties

Susan was not able to meet with Karl Kastrovsky re: the Class Action Rezone so no report was made. She will try to have a report for the next meeting.

Fred made a motion to adjourn and Joni 2<sup>nd</sup>. The meeting was adjourned at 8:30 pm

**The next meeting will be on Thursday June 9th at 7 pm at the Community Center.**