

**VILLAGE OF DRESSER  
PLAN COMMISSION MEETING  
MONDAY, APRIL 20, 2015**

The meeting was called to order by Bryan Beseler at 7:04 PM. Roll Call was taken: Bryan Beseler, Elina Kuusisto, Jim Thanig, Karl Beaupre, and Ann Mikl. Sandy Bassett & Paul Koski (Arrived Late). Also present Attorney Tim Laux, Jodi A. Gilbert-Clerk, Johannes & Sarah VanderBent, and Barb & Lee Williamson. No other public or press was in attendance.

Public Comments: Beseler called for any public comments. Nothing was stated.

Johannes VanderBent, Village Pizzeria was present to discuss his request to consider a change in the road classification for the section of Main Street from State Highway 35 west along the north side of the Village Pizzeria Building in order to move forward with a possible building addition. VanderBent stated the solarium on the North side of the building has a life expectancy of about 20 years and now about 30 years has gone by. I can't replace the windows in it anymore. One way or another it needs to go. When I go back and read the old variance of 13 feet from the road it really doesn't make sense. We are doing a lot more catering business and there is just not enough storage space and kitchen space. I would like to put up a stick building that would run the whole length of the existing building. In talking to Jodi I decided that getting it surveyed would be the first step. The survey shows that I am currently 13 inches over the property line. The road is classified as a minor road and you can recommend changing that from the 60 foot right-a-way to a 50 foot right-a-way. This would help since we want to be 2 ½ feet wider than where we are now. Laux stated we suggested this option as a possible solution. The problem is that the road that is there is used by the bank, people use it to go behind the pizzeria, there is a new business etc...(Paul Koski Arrived). I haven't seen the former variance and I don't know what they were thinking at the time, since they ended up in the right-a-way. Laux continued Jodi and I looked in the Ordinance Book and the existing west main street has a 60 foot right-a-way, but if we went to a minor street you could go to a 50 foot gaining 5 feet on the North and the bank would gain 5 feet on the South. If you were to eliminate the Street completely there would no longer be a right-a-way and then the split goes 30 feet to both sides. That would stop traffic which I am not sure who would be in favor of. You could do a minor street and yes you would have a set back and would eventually have to go to the Zoning Board of Appeals. Yes it is a doable option. It was asked why not choose an alley versus a minor road? Neighbors was stated – the bank has their drive thru – it could still be maintained as an alley. A Minor Street is an option, the Alley is an option, Closing the Road is even an option. Even if they go to an Alley they would still need to get a variance due to how close they are to the property line. The black top is also wider than an Alley. West Main is paved, but not down the center of the right-a-way. Koski noted a point of concern. Gilbert stated that she did send a notice to C-Aire and the Bank last week. This affects the map, the size of the adjoining properties etc.... We need to go through the steps. The board is meeting in 2 weeks. Are there any utilities – fiber optics, storm water lines etc... You want to make sure you would not be building over a line. This all needs to be subject to the existing

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utilities. May want to call diggers hotline. Beseler asked for any other discussion. Nothing stated. Motion Beseler/Kuusisto to recommend to the Village Board that they redesignate Main Street from Hwy 35 West to a Minor Street less than 1,000 feet with a right of way of 50 feet - subject to whether there are any utilities in the right of way. All in Favor. Motion Carried. VanderBent stated that he would call Diggers Hotline.

Any other Business: Beseler stated last month I handed out information on a boundary agreement. It did pass at the Village Board last month putting Dresser and Osceola currently in a planning phase. The committee needs to be made up of 2 people from the township and 2 people from the Village. Jim Thanig has agreed to be the Plan Commission representative. I still have to appoint the Village Board Member. Thank You.

Motion Mikl/Kuusisto to adjourn at 7:20 PM. All in Favor. Motion Carried.

*Jodi A. Gilbert, Clerk/Treasurer*

*These minutes have not been approved.*