

**Town of La Pointe Planning and Zoning  
Town Plan Commission Special Meeting Minutes  
April 8, 2016**

**Town Plan Commission (TPC) Members Present:** Ted Pallas, Chair; Charles Brummer, Vice-Chair; Suellen Soucek; Greg Thury; Mike Starck (5).

**Town Plan Commission members absent:** Margie Denton, Joan Martin (2).

**Public Present:** Paul Brummer, Charles Meech, Arnie Nelson, Robin Trinko Russell, Gary Russell, John Soucek, Jim Patterson, John Carlson, Steve McHugh. (9)

**Town Staff Members Present:** Lisa Potswald, Planning and Zoning Administrator (1).

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**I. Call to Order/Roll Call**

Chair Pallas calls the meeting to order at 4:30 PM. Roll call reflects members present or absent as recorded above.

**II. Craftivity/MISA Application for Change of Use – Parcel #014-00178-0200.**

Chair Pallas states the meeting is to consider Craftivity’s application for a change of use permit and to make recommendations to the Town Board regarding modifications of Craftivity’s conditional use permit. He states that all Town Plan Commission members present attended the public hearing. He also states that the permit application in front of them for this meeting is requesting to “retrofit storage building to be annex of Barn kitchen”.

C. Brummer discusses his inspection of both kitchens and reviews documentation regarding what it is that Craftivity/MISA wants to do with the facilities. He concludes that they want to reheat food, wash dishes, food storage and prepare breakfast and lunch. He relates this to the Zoning Ordinance Section 7.1.D.11 – Demand for Related Services. Offering dinners will take away from business downtown. Two neighbors have expressed opposition. He wants to limit the use of the kitchen and offers language to that effect to be consistent with the CUP language in 1.F.2. G. Thury, S. Soucek and M. Starck agree with his statements.

M. Starck goes on to say that he believes this change will not affect the character and quality of the area (7.1.D.1) as it only involves installing equipment in one existing building.

G. Thury states that it’s important to clarify the language as much as possible; however the CUP language in 1.F precludes them from being anything other than an arts school.

M. Starck says the existing motion passed at the last TPC meeting is based on the standards, set forth in the Zoning Ordinance 7.1.D. numbers 1 and 11, as MISA students have requested dinners to be served at the school. It is pointed out by others that this is a change from what has been presented by MISA, which was breakfast and lunches. G. Thury thinks the Town Plan Commission should hold them to that. S. Soucek agrees; she does not like the word “meals”. The rest of the business community should benefit as well.

Chair Pallas agrees; there will always be someplace for the students to go if they want dinner. He adds that the Granary building sign is now on one of the other buildings – C. Brummer refers to the map that was with the original CUP; the Granary building will always be just that.

Chair Pallas states it needs to be clear that MISA cannot become a restaurant.

There is further discussion regarding meals versus breakfast and lunch. Chair Pallas moves the following recommendation to the Town Board:

***“To approve the change of use permit with conditions for the retrofit of the Granary building to be an annex of the barn kitchen for the purpose of, as follows:***

***1. Amend Section 4.A. to state: “the owners and/or operators of the facility may provide beverages and snacks and arrange for breakfast and lunch to be provided (including preparation) on site to students, teachers, staff and guests currently participating in allowed onsite activities. There shall be no meals provided to anyone that is not a student, teacher, staff or guest currently participating in allowed onsite activities. The owners and/or operators of the facility shall not be allowed to operate a full-service restaurant on the premises at any time. (Unlined are additions from motion of 3/2/16 made on 4/8/16).***

***2. All building permits are obtained from James Price before any work resumes.***

***3. After completion, an inspection is performed by the responsible county official.”***

G. Thury seconds. After discussion Chair Pallas calls the question. He encourages anyone who has investments in Craftivity/MISA to not vote. Four in favor; C. Brummer opposes. The motion passes. Each Town Plan Commission member states why they voted the way they did:

Chair Pallas states everything in 7.1.D was considered and that’s why he voted the way he did with breakfasts and lunches. The change of use permit was already approved conditioned on the recommendation to the Town Board.

S. Soucek wants the town to benefit from the school.

G. Thury votes how he did because it’s important that the business remains an art school and we must close the gaps and holes in the CUP, and this motion does that.

M. Starck states the amendment meets the standards in the ordinance.

C. Brummer is opposed; he agrees with the motion except for the wording “including preparation”.

### **III. Adjournment**

G. Thury moves to adjourn. S. Soucek seconds. All in favor. Motion carries. Meeting ends at 5:16 pm.

**Town Plan Commission minutes respectfully submitted by Lisa Potswald, Planning and Zoning Administrator, on Sunday, April 10, 2016.**