

**VILLAGE OF TURTLE LAKE  
PLANNING COMMISSION MINUTES  
JUNE 13<sup>th</sup>, 2011**

**Call to Order:** Village President and Commission Chair Laurie Tarman called to order the meeting of the Turtle Lake Planning Commission at 5:00 p.m. on Monday, June 13<sup>th</sup>, 2011.

**Roll Call:** Those present were as follows: Laurie Tarman, Andy Koenig, Carl Kleinschmidt, Sue Friday, Cory Davis, Dennis Becker, and Turner Reaney. Absent: None. Others present: Clerk Danielle Maxwell-Parker, Keith Duffee, business owner and Jill Strasser, Town of Beaver resident.

**Review of Agenda:** It was moved by Becker and seconded by Friday to approve the agenda as presented.

**Roll call vote:** Yeas – all present. Nays – none. Motion carried.

**Public Comment:** Clerk Maxwell-Parker stated that she had spoke with Keith Duffee earlier that day and asked that he address the Commission since he was not available at the prior meeting to share on his business development. Duffee shared with the Commission of his current project constructing a sport shop and indoor archery range with two commercial rental units available. Duffee explained that the inside of the building is framed and they are nearing the sheetrock stage of the project. He stated that he has been contacted by various local and regional businesses that wish to relocate to the site. He described that the next steps of the project are sewer and water utility connections and constructing a gravel parking lot which will be paved within the next couple of years. He provided projected completion dates and stating his has considered applying for an off-sale Class A alcohol license.

**Unfinished Business:** None.

**New Business:**

**TIF District # 3 Uses, Potential Development, and Marketing for Remaining Parcels –** TIF District Boundary maps were distributed and a discussion of the overall plan for the TID took place; it was noted that the TID involved parcels other than was lies within the growing industrial park. The TID is a mixed use, industrial and commercial. The Commission reviewed an example of the new CSM with 9.44 acres remaining along Hwy. 63. There was some discussion of possible sewer and water stub installation and looping Industrial Avenue into the park with a frontage road. It was noted that there are some potential problems that are alleviated by looping water lines and that gravity is necessary for sewer lines.

It was determined that Clerk Maxwell-Parker is to research various criteria for “green parks” throughout the State which may apply to the Village. There was brief discussion regarding wind turbines and other forms of alternative energy; Polk County’s Ordinance for Small Wind Energy Systems, 08-08, was distributed. It was also determined that Clerk Maxwell-Parker is to check on the wind turbine plan by the developer and to obtain more examples of municipal ordinances regarding alternative energy. It was noted that the developer will need to verify the high water mark with neighboring jurisdictions.

**Sewer & Water Utility Extension into Industrial Park –** It was moved by Becker and seconded by Reaney to recommend to the Village Board of Trustees to install sewer and water lines into the Industrial Park to make a loop without the construction of a road at this time.

**Roll call vote:** Yeas – all present. Nays – none. Motion carried.

**Adjournment:** It was moved by Becker and seconded by Davis to adjourn the meeting at 6:02 p.m.

**Roll call vote:** Yeas – all present. Nays – none. Motion carried.