

TOWN OF ARLINGTON  
Planning Commission Meeting at 7:00  
December 19, 2024

**Public Hearing**

Chair Ryan Ringelstetter called the Public Hearing to order at 7:12pm

Greg Knuteson (surveyor for Jim Caldwell) presented his plan to the committee. Jim Caldwell would like to split the two existing homes on the property onto their own respective lots. The lot around W7900 and one accessory structure will be 2.29 acres in size. The lot around W7902 and the remaining agricultural structures will be 2.84 acres. This lot is proposed to be a flag lot to meet minimum road frontage requirements within the Columbia County Subdivision Ordinance. Both lots will be rezoned to the RR-1 Rural Residence district. To maintain a density of one home per 35 acres for both existing residences, the northernmost 65.10 acres of parcel 644.01 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay.

No one attended the public hearing, nor did anyone ask any questions.

Adjourn the Public Hearing at 7:13pm

**Planning Commission Meeting**

Chair Ryan Ringelstetter called the Planning Commission to order at 7:19pm, with all commission members present, except Marvin Manke, Nathaniel Moll & Brett Severson

Guests present Ed Kallas with Roth Professional Services and Greg Knuteson.

MSC Ringelstetter/Manke to forgo with the reading of the August 21, 2024, meeting minutes.

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Ed Kallas identified the key items that need to be addressed, per town engineering. See the attached provided recap. Concerns are that driveways are not up to town ordinances, there are not 300 feet of separation between 2 driveways, there is only 62 ft. center to center and there are no culverts on the existing driveways. The joint drain field easement does not cover the connection to the drain field.

MSC Mulcahy/Walz recommend approval of the zoning change request with the following requirements: leave the driveways separate, out of compliance with placement, but add culverts to each driveway to comply with Town ordinances. Also update the current easement to include the connection to the drain field and the well. Limit the existing ag driveway to ag vehicles only. Provide ingress egress easement across Lot 1.

MSC Walz/Mulcahy to adjourn the meeting at 7:58pm.

Becky Struck, Clerk