

**City of Phillips**  
Phillips Planning Commission  
Municipal Building  
Tuesday July 12, 2022 at 5:00pm

Committee members: Charles Peterson - Chair, Laura Tomaszewski, Joe Perkins, Ted Kempkes, David Scholz, Patricia Stephan, and Scott Holoubek.

Clerk/Treasurer: Shelby Kosmer

This meeting is held in compliance with Wisconsin's Open Meeting Law, S.S. Chapter 19.81 –19.98, Subchapter V. As such it is open to the public.

This meeting may constitute a quorum of the Common Council, or other city committees.

Call to order (presiding officer) Time:\_\_\_\_\_

- a. Greeting
- b. Certification of compliance with Open Meeting Law.

Roll call: Charles Peterson \_\_\_\_\_, Joe Perkins\_\_\_\_\_, David Scholz\_\_\_\_\_, Ted Kempkes\_\_\_\_, Laura Tomaszewski\_\_\_\_\_, Patricia Stephan \_\_\_\_\_ and Scott Holoubek \_\_\_\_\_.

**Discussion-Action Items:**

1. Motion to approve the minutes from the May 10, 2022, May 16, 2022, and the June 7<sup>th</sup>, 2022, Planning Commission Meetings.
2. Discussion/Action regarding potential approval of CSM for JC Builders.  
Property Description: Part of Lots 38 & 39, First Addition to Ridgewood Terrace  
Located in G.L. 11, Section 7, T37N, R1E City of Phillips, Price County, Wisconsin  
(Located on the corner of County Rd F and N Minnow Lake Rd)
3. Potential recommendation to the Common Council regarding JC Builders Certified Survey Map.
4. Motion to open the public hearing for order:  
Discussion: Conditional use Permit request (Address: 8-37-1E GOVT LOT 1 EXCPT LYING S & W OF SQUAW CRK)  
Requestor: Price County Productions  
Purpose: Obtain a conditional use permit at the portion of the fairgrounds located in the City of Phillips Limits to create a campground at the property.
5. Motion to close the Public Hearing
6. Recommendation to the Common council regarding the conditional use permit requested by Price County Productions.
7. Discussion/Potential action regarding Comprehensive Plan Update
  - a. Discussion/Action regarding Public Participation Plan
8. Adjournment.

Meeting Minutes  
Phillips Planning Commission  
July 12, 2022

Charles Peterson opened the meeting of the Phillips Planning Commission @ 5:00pm  
Members Present: Charles Peterson, Joe Perkins, David Scholz (arrived at 5:09pm), Laura Tomaszewski, Patricia Stephan, Ted Kempkes, and Scott Holoubek  
Others Present: Don Ringersma, Deb Ringersma, Floyd Patraw, Judy Patraw, James Yanich, Becky Puhl, Nick Gabay, Nicholas Trimner, Ryan Draeger, Gerilynn Draeger, and Autumn Gedde.

**Discussion-Action Items:**

1. Tomaszewski/ Stephan moved to approve the minutes from the May 10, 2022, May 16, 2022, and the June 7<sup>th</sup>, 2022, Planning Commission Meetings. Carried
2. Discussion/Action regarding potential approval of CSM for JC Builders.  
Property Description: Part of Lots 38 & 39, First Addition to Ridgewood Terrace Located in G.L. 11, Section 7, T37N, R1E City of Phillips, Price County, Wisconsin (Located on the corner of County Rd F and N Minnow Lake Rd).  
The proposed Certified Survey Map (CSM) would allow for the lot to be split into 4 different lots. Gabay's are looking to building 4 duplexes on the lots (1 on each lot). These duplexes would be rentals and the timeline for building them is most likely going to be spring of 2023.
3. Potential recommendation to the Common Council regarding JC Builders Certified Survey Map.  
Perkins/ Kempkes moved to recommend to the Common Council to approve the CSM for JC Builders. Roll Call: Perkins – aye, Tomaszewski – aye, Stephan – aye, Kempkes – aye, Holoubek – aye, Scholz – absent. Motion Carried
4. Perkins/ Stephan moved to open the public hearing for order:  
Discussion: Conditional use Permit request (Address: 8-37-1E GOVT LOT 1 EXCPT LYING S & W OF SQUAW CRK)  
Requestor: Price County Productions  
Purpose: Obtain a conditional use permit at the portion of the fairgrounds located in the City of Phillips Limits to create a campground at the property.

Darin Baratka was in attendance via phone to answer any questions and explain the desires of Price County Productions. This is the first step needed to be able to apply for a campground license through the DNR. They would like this to be a campground not for permanent sites but almost like an overflow campground when events are not going on and would at some point like to use the barn to allow for a horse hotel for people traveling for rodeos. The application for the campground through the State has many requirements regarding electrical, bathrooms and site distance so all those will be followed and would ultimately need to be approved by the DNR. There was discussion on the ownership of the land, land is still currently owned by the County as there are several contingencies needing to be met by both parties before the transfer will be complete. There was also much discussion on the current uses of the fairgrounds by the different organizations. Nick Trimner from Price County was in attendance to clarify those questions and ensure that there are leases in place to allow for the existing events to occur and use the fairgrounds and during the

time of these events Price County Productions will have no camping other than what the events typically have.

5. Scholz/ Perkins moved to close the Public Hearing. 5:29pm. Roll Call: Perkins – aye, Scholz – aye, Tomaszewski – aye, Stephan – aye, Kempkes – aye, Holoubek – aye. Motion Carried
6. Recommendation to the Common council regarding the conditional use permit requested by Price County Productions.  
Perkins/ Scholz moved to recommend to the Common Council to approve the conditional user permit requested by Price County Productions. Roll Call: Perkins – aye, Scholz – aye, Tomaszewski – aye, Stephan – aye, Kempkes – aye, Holoubek – aye. Motion Carried.
7. Discussion/Potential action regarding Comprehensive Plan Update. An updated Citizen survey was distributed for the Planning Commission to review the changes.
  - a. Discussion/Action regarding Public Participation Plan.  
Kempkes/ Scholz moved to recommend to the Common Council to approve the Public Participation Plan for the Comprehensive Plan update. Motion Carried.
8. Tomaszewski/ Scholz moved for adjournment. 5:34pm



Shelby Kosmer  
City Clerk-Treasurer