

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: March 7, 2012

Site Visit at the Thomas Bandle property at 214 County Road Z, Town of Rome, Adams County: Vice-Chair Glenn Licitar did not call the meeting to order as there was not a quorum present.

Vice-Chair Glenn Licitar called the Adams County Planning & Zoning Committee meeting to order at 9:30 A.M. on Wednesday March 7, 2012 with the following members present. Mike Keckeisen, Barb Morgan, Terry James, Randy Theisen. Diane England and Joe Stuchlak were excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Terry James made a motion to approve the agenda as noticed. Randy Theisen seconded the motion. All in favor. Motion carried.

Public Hearings: Thomas Bandle – Rezoning request of portions of property zoned Conservancy to a Recreational/Residential District of the Adams County Shoreland, Wetland and Habitat Protection Ordinance to allow residential use on property located in Pt of the NW ¼, NE ¼, Section 11, Township 20 North, Range 5 East, Lot 1 of CSM 1766 at 214 Cty Trk Z, Town of Rome, Adams County, Wisconsin. Upon completion and review of the Committee Findings Checklist and based on a total score of 207 points with an average score of 52, the Committee was unanimous in its decision for recommendation of the zoning change. Terry James made a motion to approve the zoning change from Conservancy to Recreational/Residential and forward that recommendation to the County Board for final action. Mike Keckeisen seconded the motion. Roll Call. 5 – Yes. (Theisen, Morgan, Licitar, Keckeisen and James.) Motion carried. MS Real Estate Holdings, LLC – Conditional Use Permit request under Section 5-3.03(23) of the Adams County Comprehensive Zoning Ordinance to allow the expansion of a previously approved livestock facility on property located in the SE ¼, Section 8, Township 16 North, Range 7 East, at 2563 5th Avenue, Town of New Chester, Adams County, Wisconsin. Terry James noted that the Town of New Chester did not make a recommendation on the request. Terry James made a motion to grant the Conditional Use Permit. Randy Theisen seconded the motion. Roll Call Vote: 5 – Yes. Motion carried.

Vice-Chair Licitar closed the Public Hearing portion of the meeting and noted that public participation would be taken as needed.

Terry James made a motion to take a recess. Mike Keckeisen seconded the motion. All in favor. Motion carried.

RECESS: 10:27 A.M.
RECONVENE: 10:38 A.M.

Barb Morgan made a motion to approve the minutes from the February 8, 2012 meeting as presented. Terry James seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the Surveyor's report for the month of February to the Committee for review. Terry James made a motion to approve the Surveyor's report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Register of Deeds/Land Information: Jodi Helgeson was away at conference, but had a written report to be distributed to the Committee. Terry James made a motion to accept the Register of Deeds and Land Information reports as presented. Mike Keckeisen seconded the motion. All in favor. Motion carried.

Discussion was held regarding demolition services and landfill costs to raze the Nemitz structure at 710 Gale Avenue in the Town of Springville and how the County would pay the costs up front and add those fees to the tax bill. Terry James made a motion for Corporation Counsel to continue pursuing action for razing the Nemitz structure and place on next month's agenda for discussion and action. Barb Morgan seconded the motion. All in favor. Motion carried.

Phil McLaughlin distributed a fact sheet highlighting major revisions to the Adams County Shoreland, Wetland and Habitat Protection Ordinance. Discussion was held. Terry James made a motion to approve the fact sheet for distribution as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: Discussion was held regarding the new permitting software. Phil McLaughlin informed the Committee of possible revisions needed to the comprehensive zoning ordinance. The Committee requested Mr. McLaughlin to compile a list of possible revisions to the Comprehensive Zoning Ordinance and they would discuss whether a revision is justified.

Barb Morgan stated that New Chester residents had asked for a moratorium on Frac Sand mining and she asked if the County was going to put a moratorium on all county zoned townships or if New Chester should do it on their own. Discussion was held. It was the Committee's consensus not to take any action as Frac Sand Mining would be a Conditional Use in an A1 Exclusive Agriculture District, which would come before the Planning & Zoning Committee, and conditions could be put on the project at that time.

Phil McLaughlin presented the Financial Report for the month of January to the Committee for review. Terry James made a motion to approve the Financial Report as presented. Mike Keckeisen seconded the motion. All in favor. Motion carried.

Correspondence: None.

Next meeting date: April 4, 2012

Randy Theisen made a motion to adjourn. Mike Keckeisen seconded the motion. All in favor. Motion carried.

Adjourned: 11:48 A.M.

Joe Stuchlak, Chair

Randy Theisen

Glenn Licitar, Vice-Chair

Barb Morgan

Terry James, Secretary

Mike Keckeisen

Diane England

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.