

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: January 6, 2016

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee Meeting to order at 1:00 P.M. on Wednesday January 6, 2016 with the following members present: Barb Morgan, Mark Hamburg, Rocky Gilner, Randy Theisen, Larry Babcock and Al Sebastiani. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Thad Kubisiak, County Manager. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Al Sebastiani made a motion to approve the agenda as presented. Mark Hamburg seconded the motion. All in favor. Motion carried.

Public Hearings: Melvin H. & Delia I. Thorp – Rezoning request of a 4.52 acre parcel from an R2 Rural Residential District to an R1 Single Family Residential District of the Adams County Comprehensive Zoning Ordinance to allow the parcel to be split on property located in the SW ¼, NW ¼, Section 36, Township 14 North, Range 6 East, Lot 1 of CSM 1405 at 4144 8th Avenue, Town of Dell Prairie, Adams County, Wisconsin. Melvin & Delia Thorp were present to explain that they wanted to divide the lot in two. The question of further divisions of the parcel if it was rezoned to R1 was brought up. Phil McLaughlin stated that the Committee could approve a rezone to R1LL which would require a minimum of two acres. Discussion was held. Barb Morgan made a motion to grant the request with a change to R1LL and forward that recommendation to the County Board for final action. Mark Hamburg seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Robert J. & Christine M. Gaida – Rezoning request from an A3 Secondary Agriculture District to an R2 Rural Residential District with a Conditional Use Permit under Section 5-6 B.03 (F) of the Adams County Comprehensive Zoning Ordinance to allow temporary rent or lease of a single family dwelling on property located in the SW ¼, SW ¼, Section 26, Township 14 North, Range 6 East on 9th Avenue, Town of Dell Prairie, Adams County, Wisconsin. Leon & Sondra Byers potential buyers of the property were present to explain that they want to build a house on the property to live in with the option of short term rentals in the future. John Hilder, an adjacent land owner objects to an absentee landlord if problems should arise. Discussion was held. Rocky Gilner made a motion to grant the request and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Discussion was held regarding conditions to be placed on the Conditional Use Permit. It was noted that the Conditional Use Permit could be revoked if the standards put in place were not followed. Mark Hamburg made a motion to grant the Conditional Use Permit and attach the standard conditions list for short-term home rentals. Mr. Hamburg also stated that snowmobiles would be added as an allowed use, to strike the restrictions to renting only during certain times of year, that the sanitary installation would be at the discretion of the Planning & Zoning Department and to add the Town of Dell Prairie's condition to revoke the Conditional Use Permit if the house is not completed within two years. Larry Babcock seconded the motion. Roll Call Vote: 7 – Yes. Motion carried. Adams County Building Construction Ordinance – Proposed revisions. Phil McLaughlin informed the Committee that for the most part any changes to the Ordinance were code numbers. The current Ordinance still addresses compliance with the Department of Industry, Labor and Human Relations (IHLR) and needs to be updated. It was noted that the Ordinance is just being updated to meet State Code requirements under the Department of Safety and Professional Services. Barb Morgan made a motion to table the hearing until February so that the Committee members could read through the Ordinance. Mark Hamburg seconded the motion. All in favor. Motion carried.

Chairman Stuchlak closed the public hearing portion of the meeting and stated that public participation will be taken as needed. Mr. Stuchlak then addressed Thad Kubisiak who introduced himself to those present as the new County Manager.

Mark Hamburg made a motion to accept the minutes from the December 2, 2015 meeting as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of December. Barb Morgan made a motion to approve the Surveyor's report as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

Register of Deeds/Land Information: Jodi Helgeson informed the Committee that her office is back to full staff and that she would not be present for the February meeting. Ms. Helgeson stated that grant and plan applications have been submitted to the State for review and that the new aerial photo maps have been installed. Mark Hamburg made a motion to approve the Register of Deed's and Land Information reports. Randy Theisen seconded the motion. All in favor.

Motion carried.

Phil McLaughlin presented a Resolution for a Public Participation Plan for Farmland Preservation to the Committee and explained that the Resolution and Participation Plan are a requirement to foster public involvement in the Farmland Preservation Plan updates. Barb Morgan made a motion to approve the Resolution and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. All in favor. Motion carried.

Sand Valley Golf Project: Jon Sonnenberg, Rome Highway Superintendent; Greg Broniec, Rome Zoning Administrator, and Chris Keiser, owner were present to explain the request to name private roads within the Sand Valley Golf Project. Sue Theisen, Real Property Lister was also present and stated that she has been working with Mr. Keiser on this project. Discussion was held. Mark Hamburg made a motion to grant the request to name the two roads. Barb Morgan seconded the motion. All in favor. Motion carried.

Farmland Preservation: Phil McLaughlin informed the Committee that the first meeting of the Ad Hoc Committee went well. Mr. McLaughlin also stated that the last update to the Preservation Plan was in 2004 and the Comprehensive Plan in 2006. When the maps are compared, they are worlds apart and must be addressed. The end result will be a drastic change. Chairman Stuchlak stated that this will be a continuing agenda item.

Forestry District: Phil McLaughlin stated that he had talked to Jon Galloy and they decided that they will use the previously created Forestry maps to compare with the new air photos to determine which properties have been cleared and remove them from the proposed Forestry District maps for a future Public Hearing. Dennis Rathermel and Kay Olsen Martz had questions on the Draft of the Forestry District and were notified that any change requests would be addressed at Public Hearing at a future date.

Planning & Zoning Updates: None.

Chairman Joe Stuchlak left the meeting at 2:40 P.M. leaving Vice Chair Barb Morgan in charge.

The Financial Report for the month of November was presented to the Committee for review and approval. Mark Hamburg made a motion to accept the Financial Report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Correspondence: Phil McLaughlin informed the Committee that we received a letter from the Department of Natural Resources thanking Adams County for participating in the National Flood Insurance Program's Community Rating System. It is not a requirement, but in doing so, the citizens of Adams County save 15% on their flood insurance premiums.

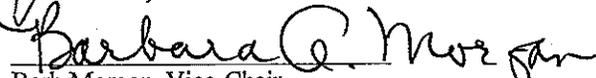
The next Committee meeting is scheduled for February 3, 2016 at 1:00 P.M.

Al Sebastiani made a motion to adjourn. Randy Theisen seconded the motion. All in favor. Motion carried.

Adjourned: 2:431 P.M.



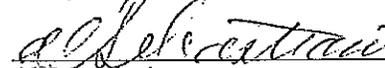
Joe Stuchlak, Chair



Barb Morgan, Vice-Chair



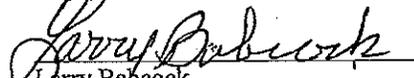
Randy Theisen



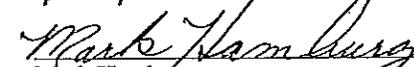
Al Sebastiani



Rocky Gilmer



Larry Babcock



Mark Hamburg



Cathy Allen, Recording Secretary