

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: March 2, 2016

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee Meeting to order at 1:04 P.M. on Wednesday March 2, 2016 with the following members present: Barb Morgan, Mark Hamburg, Rocky Gilner, Larry Babcock and Al Sebastiani. Florence Johnson was sitting in for Randy Theisen who was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Florence Johnson made a motion to approve the agenda as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Public Hearings: Jaroslav & Joanna Zaworski – Tabled rezoning request of a portion of a parcel (approx. 4 acres) from an A1 Exclusive Agriculture District to an R2 Rural Residential District with a Conditional Use Permit under Section 5-6B.03(F) the Adams County Comprehensive Zoning Ordinance to allow temporary rent or lease of a single family dwelling on property located in the E ½, SE ¼, Section 27, Township 17 North, Range 6 East, Lot 2 of CSM 4682 at 924 Dyke Avenue, Town of Adams, Adams County, Wisconsin. Phil McLaughlin noted that there was no Township Participation form submitted. Joanna Zaworski was present to explain that they rent the property out occasionally on weekends. In 2015 that amounted to about eleven times. Testimony was taken from adjacent property owners. Discussion was held regarding changing the zoning district request from R2 which requires 300' lot width, to an R1 Large Lot District which only requires 100' lot width. Phil McLaughlin stated that to do so would make sense, even though this is just an area rezone and not a land split. Adams Town Board member Bill Euclide was present to explain the Town's requests for conditions to be placed. The Committee reviewed the list of conditions to be attached to a Conditional Use Permit for short term home rentals and made some modifications. Mark Hamburg made a motion to grant the rezoning with a change to an R1 Large Lot District and forward that recommendation to the County Board for final action. Roll Call Vote: 7 – Yes. Motion carried. Barb Morgan made a motion to approve the Conditional Use Permit using the short term rental conditions list with item #16 to read no loud music after 10 p.m., remove item #25 (# of occupants allowed) and #27 (time of year rental) and no trespass signs are to be placed 100' from the road on each side of the property and every 50' down both sides of the lot and both sides at the rear of the rezoned area. Mark Hamburg seconded the motion. After some discussion Florence Johnson stated that #20 should read outdoor fires from 8:00 a.m. to 12:00 a.m. Roll Call Vote: 6 – Yes. 1 – No. (Gilner) Motion carried. Adams County Building Construction Ordinance – Proposed revisions. Phil McLaughlin stated that roof and wind load requirements were added to Section 14-Accessory Buildings, financial security issues were addressed in Section 12-Moving a Building and Exempt Structures in Section 17 was clarified. Mark Hamburg made a motion to accept the revisions and forward that recommendation to the County Board for final action. Larry Babcock seconded the motion. Roll Call Vote: 7 Yes. Motion carried.

Chairman Stuchlak closed the public hearing portion of the meeting and stated that public participation will be taken as needed.

Mark Hamburg made a motion to accept the minutes from the February 3, 2016 meeting as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of February. Greg Rhinehart presented a preliminary job description to the Committee and suggested that it be on next month's agenda. Mark Hamburg made a motion to approve the Surveyor's report as presented. Rocky Gilner seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson presented her Annual Report for 2015 indicating number of documents recorded and vital records information. Discussion followed. Larry Babcock made a motion to approve the Register of Deed's report as submitted. Barb Morgan seconded the motion. All in favor. Motion carried.

Land Information: Jodi Helgeson presented the Adams County Land Information Plan to the Committee for review explaining that previously it was required to be renewed every five years, but is now every three years. Ms. Helgeson stated that although the plan does not need County Board approval she feels that it is a good idea for them to be aware of the project plan. Barb Morgan made a motion to accept the Land Information Plan. Mark Hamburg seconded the motion. All in favor. Motion carried.

Phil McLaughlin stated that the Farmland Preservation advisory committee will meet after the Public Hearing for the proposed Forestry District since the plan maps, preservation maps and forestry maps all tie together.

Forestry District: Phil McLaughlin informed the Committee that a copy of proposed Forestry District maps, along with a poster and a copy of the Draft have been mailed to all town clerks under Comprehensive Zoning with the request that the clerk place the poster in a conspicuous area for the public notice. Mr. McLaughlin will arrange to be interviewed by the local papers to inform the public more about the proposed Forestry District with an article closer to the hearing date, and that the inspectors will be putting up notices in the next couple weeks also. Kay Olson Martz was present to ask a few questions. Ag tourism was discussed.

Adams County Mobile Service Facilities and Support Structures Ordinance fees: Phil McLaughlin stated that since the Ordinance has been enacted by the County Board fees would need to be addressed. Mr. McLaughlin suggested \$3,000.00 for new towers and Class I collocation and \$500.00 for Class II collocation. Mark Hamburg made a motion to add those amounts to the Fee Schedule. Rocky Gilner seconded the motion. Six in favor. Al Sebastiani abstained. Motion carried.

Planning & Zoning Updates: None.

The Financial Report for the month of January was presented to the Committee for review and approval. Larry Babcock made a motion to accept the Financial Report as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next Committee meeting is scheduled for April 6, 2016 at 1:00 P.M.

Al Sebastiani noted that he would not be at the April meeting.

Barb Morgan made a motion to adjourn. Florence Johnson seconded the motion. All in favor. Motion carried.

Adjourned: 2:285 P.M.

Joe Stuchlak, Chair

Rocky Gilner

Barb Morgan, Vice-Chair

Larry Babcock

Randy Theisen

Mark Hamburg

Al Sebastiani

Cathy Allen

Cathy Allen, Recording Secretary

These minutes have been approved by the committee on April 6, 2016.