

ADAMS COUNTY PLANNING & DEVELOPMENT COMMITTEE

MEETING: June 3, 2009 at 9:00 A.M.
ROOM A231 & A260 – COURTHOUSE
FRIENDSHIP, WISCONSIN

At 8:30 A.M. Chairman Glenn Licitar called the Adams County Planning & Development Committee meeting to order in Room A231 with the following members present: Joanne Sumpter, Vice-Chair; Terry James, Secretary; Sylvia Breene; Richard Colby and Joe Stuchlak. Mike Keckeisen was Absent. Also present were: Phil McLaughlin, Zoning Administrator and Jack Albert, Corporation Counsel. Terry James made a motion to convene into closed session per § 19.85(1)(g), Wis. Stats., to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation which it is or is likely to become involved: Conservancy rezonings. Joanne Sumpter seconded the motion. Roll Call Vote: 6 – Yes. 1 Absent.(Keckeisen). Motion carried. Joanne Sumpter made a motion to convene in open session and resume the regular portion of the meeting. Joe Stuchlak seconded the motion. Roll Call Vote: 6 – Yes. 1 – Absent.(Keckeisen). Motion carried.

At 9:00 A.M. Chairman Glenn Licitar called the Adams County Planning & Development Committee meeting to order in Room A260 with the following members present: Joanne Sumpter, Vice-Chair; Terry James, Secretary; Sylvia Breene; Richard Colby and Joe Stuchlak. Mike Keckeisen was Absent. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Greg Rhinehart, County Surveyor. Was this meeting properly announced? Phil McLaughlin stated that it was.

Public Hearings: Florence Jensen (LE) – Rezoning request of a portion of a parcel (2.64 acres) from an A-1 Exclusive Agriculture District to an R1 LL Single Family Residential District of the Adams County Comprehensive Zoning Ordinance to sell a portion of the property with at least 35 acres to remain A1, located in the NW ¼, NW ¼, Section 19, Township 18 North, Range 6 East at 1616 14th Avenue, Town of Preston, Adams County, Wisconsin. Terry James made a motion to recommend enactment of the zoning change, on the above described property and forward that recommendation to the County Board for final action. Joanne Sumpter seconded the motion. Roll Call Vote: 6-Yes. 1-Absent. (Keckeisen) Motion carried. Corporation Counsel Jack Albert joined the meeting and addressed the audience in general, but specifically rezone petitioners Bruce & Jody Duellman and St. James Place MHC LLC, that after conferring with the Committee in closed session immediately prior to this hearing, the Conservancy rezoning requests would be tabled until the July hearing date. The reasoning being that it will give the Committee time to do view the properties by doing site visits and to review the inventory checklist so that they can make a reasonable and equitable decision. Terry James made a motion to postpone the Bruce and Jody Duellman & the St. James Place MHC LLC rezoning requests until the July hearing date. Joe Stuchlak seconded the motion. Roll Call Vote: 6 – Yes. 1 Absent.(Keckeisen) Motion carried. Grand Marsh Pathfinders – Rezoning request from an R1 Single Family Residential District to a B1Rural Business District of the Adams County Comprehensive Zoning Ordinance to construct a storage building on property located in the SE ¼, NE ¼, Section 7, Township 16 North, Range 7 East, Lots 1 & 10, Block 2, McChesney's Addition to Grand Marsh, Town of New Chester, Adams County, Wisconsin. Joe Stuchlak made a motion to recommend enactment of the zoning change, on the above described property and forward that recommendation to the County Board for final action. Richard Colby seconded the motion. Roll Call Vote: 6-Yes. 1-Absent. (Keckeisen) Motion carried. Edward R. & Katherine M. Braumann – Conditional Use Permit request under Section 5-5.03(B) of the Adams County Comprehensive Zoning

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Ordinance to replace an existing manufactured home with a new 14 x 70 manufactured home on property located in the SW ¼, SW ¼, Section 3, Township 15 North, Range 6 East, Lot 1 of CSM 1957 at 3080 10th Avenue, Town of Springville, Adams County, Wisconsin. Richard Colby made a motion to grant the Conditional Use Permit for the described property. Sylvia Breene seconded the motion. Roll Call Vote: 6-yes. 1- Absent. (Keckeisen) Motion carried. Town of Dell Prairie – Rezoning request of a portion of a parcel (1.34 acres) from an R2 Rural Residential District to a PSP-1 Public and Semi-Public District of the Adams County Comprehensive Zoning Ordinance to increase the size of the existing Plainville cemetery on property located in Pt. NW ¼ & Pt. SW ¼, Section 8, Township 14 North, Range 6 East on State Road 13, Town of Dell Prairie, Adams County, Wisconsin. Joe Stuchlak made a motion to recommend enactment of the zoning change on the above described property, and forward that recommendation to the County Board for final approval. Joanne Sumpter seconded the motion. Roll call vote: 6-Yes. 1-Absent. (Keckeisen) Motion carried

Chairman Licitar closed the Public Hearing portion of the meeting.

Business Portion:

Chairman Licitar asked if this meeting had been properly announced. Phil McLaughlin stated that it was.

Terry James made a motion to approve the agenda. Joe Stuchlak seconded the motion. All in favor. Motion carried.

Phil McLaughlin presented the minutes from the May 6, 2009 Planning & Development meeting to the Committee for review and approval. Richard Colby made a motion to approve the minutes as presented. Sylvia Breene seconded the motion. All in favor. Motion carried

Greg Rhinehart, County Surveyor, presented the Surveyor's report for the month of May to the Committee for review and approval. Terry James made a motion to approve the Surveyor's report as presented. Joe Stuchlak seconded the motion. All in favor. Motion carried.

Department updates: Mr. McLaughlin informed the Committee of the results from the interviews were favorable and letters were sent to first and second choices. Both had all UDC and Commercial certifications.

Discussion of Resolution for Spring Branch Cemetery Addition Plat. Terry James made a motion to recommend approval the Resolution and forward that recommendation to the County Board for final approval. Joe Stuchlak seconded the motion. All in favor. Motion carried.

Discussion was held regarding the County paying for Mike Edwards electric, plumbing and POWTS certification renewals. It was the consensus of the Committee that since Mr. Edwards is retiring, even though the Department may need to rely on him to help out on an on call basis in the future, they do not want to set a precedent by paying for the certifications. Terry James made a motion to deny the request. Joe Stuchlak seconded the motion. All in favor. Motion carried.

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Phil McLaughlin presented the Financial Report for the month of April and the Comp Time Report to the Committee for review. Richard Colby made a motion to approve the Financial Report, then amended the motion to approve the Financial Report and the Comp Time Report as presented. Joanne Sumpter seconded the motion. All in favor. Motion carried.

Correspondence: Mr. McLaughlin presented a letter from Independent Inspections out of Waukesha.

Public Participation: Mr. Bruce Duellman told the Committee that he didn't understand why a decision on his conservancy rezoning request could not be made today. Corporation Counsel joined the meeting in time to inform him that he is working with the Committee in regard to rezonings pertaining to Conservancy Districts, to create a fair and open process. He apologized for the delay, but feels it's necessary. In order for the Committee to grant exceptions and recommend rezones, they must do so uniformly with one of the requirements being site visits.

It was decided that on June 26, 2009 at 8:00 A.M. the Committee would conduct on site inspections of Bruce and Jody Duellman's, St. James Place MHC LLC and Donald Regnier properties.

Richard Colby made a motion to adjourn until the next regularly scheduled meeting on July 1, 2009. Joanne Sumpter seconded the motion. All in favor. Motion carried.

ADJOURNED: 11:27 A.M.

Glenn Licitar, Chair

Joanne Sumpter, Vice-Chair

Terry James, Secretary

Joe Stuchlak

Sylvia Breene

Mike Keckeisen

Richard Colby

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.