

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: July 5, 2012

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 5:00 P.M. on Thursday July 5, 2012 with the following members present. Glenn Licitar, Terry James, Randy Theisen, Al Sebastiani and Heidi Roekle. Barb Morgan was excused. Others present were: Phil McLaughlin, Zoning Administrator, Cathy Allen, Recording Secretary and Greg Rhinehart, Surveyor. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Heidi Roekle made a motion to approve the agenda as noticed. Glenn Licitar seconded the motion. All in favor. Motion carried. Public Hearings: Daniel & Donna DeFosse – Rezoning request to allow the reconfiguring of two parcels zoned R1 LL Single Family Residential and R2 Rural Residential on properties located in the SW ¼, SW ¼, Section 26, Township 15 North, Range 6 East Lots 2 & 3 of CSM 3981 at 890 Fur Avenue, Town of Springville, Adams County, Wisconsin. Al Sebastiani made a motion to approve the rezoning and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call. 6 – Yes. Motion carried.

Chairman Stuchlak closed the Public Hearing portion of the meeting and noted that public participation would be taken as needed.

Terry James made a motion to approve the minutes from the June 7, 2012 meeting as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

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

Register of Deeds and Land Information: Jodi Helgeson was unable to present the proposed budgets as she had not received the budget packets from the Administration office. Ms Helgeson provided the Committee with a copy of a Master Service Agreement contract and noted that any money spent with this company comes from the Land Information account. Heidi Roekle made a motion to approve the contract. Terry James seconded the motion. All in favor. Motion carried.

Discussion was held regarding the Adams County Shoreland, Wetland & Habitat Protection Ordinance exception to the buffer requirements and the 1972 air photos. Motion was made by Terry James to approve the use of the 1972 air photos as proof of exception to the vegetative buffer requirements in cases where Planning & Zoning staff can clearly determine that no vegetation existed, but for areas on those 1972 air photos that are not clear, the burden of proof that no vegetation existed is on the property owner. Otherwise compliance with the Adams County Shoreland, Wetland and Habitat Protection Ordinance must be met. Glenn Licitar seconded the motion. All in favor. Motion carried.

Revisions to the Adams County Comprehensive Zoning Ordinance. Discussion was held and a motion was made by Glenn Licitar to move forward with the revisions. Randy Theisen seconded the motion. All in favor. Motion carried.

Department Updates: July 5 is the deadline for applications for the vacant secretarial position. Discussion was held regarding the Septic Tank Maintenance Program. It was noted that this should be placed on the August agenda. Phil McLaughlin informed the Committee that there are Flood Shadows for three more dams. These will require a public hearing to be adopted under the Floodplain Zoning Ordinance. Mr. McLaughlin is waiting to hear from FEMA regarding additional revisions needed to comply with FEMA model ordinance changes.

Planning & Zoning Updates: None.

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Phil McLaughlin presented the Financial Report for the month of May, 2012 to the Committee for review. Terry James made a motion to approve the Financial Report as presented. Glenn Licitar seconded the motion. All in favor. Motion carried.

Correspondence: Phil McLaughlin informed the Committee that the County has received a letter from FEMA congratulating Adams County on its Community Rating Service score, which helps lower flood insurance rates for those properties which require flood insurance.

Next meeting date: August 1, 2012 at 3:00 P.M.

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

Adjourned: 6:10 P.M.

Joe Stuchlak, Chair

Randy Theisen

Terry James, Vice Chair

Barb Morgan

Glenn Licitar

Heidi Roekle

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.