

ADAMS COUNTY
PLANNING & ZONING
COMMITTEE MEETING MINUTES
March 6, 2013

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M. on Wednesday March 6, 2013 with the following members present: Glenn Licitar, Randy Theisen, Barb Morgan, Terry James, Al Sebastiani and Nick Theisen.(SAYLE student) Heidi Roekle was 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. Barb Morgan made a motion to approve the agenda as noticed, with the exception of item #17 Discussion and possible action on request for Adams County to participate in "Working Lands Initiative/Farmland Preservation Zoning for tax credits, to be placed on next month's agenda. Randy Theisen seconded the motion. All in favor. Motion carried.

Public Hearings: Opitz Custom Heifer – Conditional Use Permit request under Section 5-3.03(A)(23) of the Adams County Comprehensive Zoning Ordinance to allow expansion of a Livestock Facility and allow construction of freestall barns with the capacity to house 3,100 heifers, waste storage facilities and related concrete slabs for waste transfer on properties located in the SE ¼, NW ¼, Section 36, Township 18 North, Range 7 East, on 1st Drive, Town of Richfield, Adams County, Wisconsin. Glenn Licitar made a motion to grant the Conditional Use Permit. Barb Morgan seconded the motion. Roll Call Vote: 6 – Yes. 1 – Yes. (SAYLE Student-non binding vote) Motion carried.

Chairman Stuchlak closed the Public Hearing portion of the meeting and stated that Public Participation would be taken as needed.

Glenn Licitar made a motion to approve the minutes from the February 6, 2013 meeting as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Greg Rhinehart was not able to attend today's meeting and submitted a written report for the month of February to the Committee for review. Randy Theisen made a motion to approve the Surveyor's report as presented. Al Sebastiani seconded the motion. All in favor. Motion carried.

Jodi Helgeson was not able to attend today's meeting and submitted a written report for the month of February for Register of Deeds and Land Information. Barb Morgan made a motion to approve Register of Deeds report as submitted. Terry James seconded the motion. All in favor. Motion carried.

A Resolution to adopt New Haven Assessor's Plat #3 was presented to the Committee for review. Mr. McLaughlin explained that the County Board authorized the Assessor's Plat to define new property boundaries in the Town of New Haven after the Adams County Land & Water Conservation Department removed a dam on Big Spring Creek for the purpose of restoring it to a trout stream, which then created a new path for the stream. Glenn Licitar made a motion to approve the Resolution and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 6 – Yes. Nick Theisen – Yes.(SAYLE Student-non binding vote) Motion carried.

A Resolution to approve the North Addition to the Quincy Cemetery Plat was presented to the Committee for review. Mr. McLaughlin stated that it is a Statutory requirement that the County Board has to approve these plats by Resolution when a town either creates or adds to an existing cemetery plat. Terry James made a motion to approve the Plat and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 6 – Yes. Nick Theisen – Yes.(SAYLE Student-non binding vote) Motion carried.

Adams County Planning & Zoning Department Code Enforcement Officer Matt Bremer addressed the Committee regarding the 1972 Air Photos. It was the Committee's consensus that the quality and scale of the photos makes using them for determining the existence or non-existence of buffers impractical. Discussion was held regarding the progress of the buffer restoration, documentation of compliance and exempt properties.

Chairman Stuchlak stated that before any discussion is held on forming an Advisory Committee for a proposed Forestry District, the Committee should vote on whether or not to proceed with creating such a District. Lynda Bula stated that creating this district would place greater restrictions on agricultural properties only. Randy Theisen stated that other districts already have restrictions in place that do not apply to agricultural properties. Discussion was held. Terry James made a motion to continue discussion on proposing a Forestry District. Glenn Licitar seconded the motion. Roll Call Vote: 3 – Yes. Nick Theisen – Yes.(SAYLE Student-non binding vote) 3 – No.(Stuchlak, Sebastiani & Morgan) Motion failed.

Township Participation form: Mr. McLaughlin informed the Committee that a letter was sent to all Town Chairs requesting input on the changes to the Request for Township Participation form. Only three towns responded. Discussion was held. Barb Morgan made a motion that the form must be filled out in its entirety and that the Committee needs local control prior to County control. Terry James seconded the motion. Roll Call Vote: 6 – Yes. Nick Theisen – Yes.(SAYLE Student-non binding vote) Motion carried.

Discussion was held regarding Board of Adjustment. Terry James made a motion to recommend the reappointment of Robert Benkowski and Cathy Croke to the Board of Adjustment and forward that recommendation to the County Board for final action. Al Sebastiani seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: None.

Phil McLaughlin presented the Financial Report for the month of January 2013 to the Committee for review. Terry James made a motion to approve the Financial Report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next meeting was scheduled for April 3, 2013 at 1:00 P.M.

Terry James made a motion to adjourn. Glenn Licitar seconded the motion. All in favor. Motion carried.

Adjourned: 2:51 P.M.

Joe Stuchlak, Chair

Glenn Licitar

Terry James, Vice-Chair

Barb Morgan

Randy Theisen

Heidi Roekle

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.