

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: March 2, 2011
Room A260

Vice-Chairman Glenn Licitar called the Adams County Planning & Zoning Committee meeting to order at 9:00 A.M. with the following members present; Barb Morgan, Randy Theisen and Diane England. Jack Allen sat in for Joe Stuchlak who was excused as was Terry James. Others present were: Greg Rhinehart, County Surveyor; Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Alexandria Beckman, SAYL (Serving as Youth Leaders) member. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Barb Morgan made a motion to approve the agenda as noticed. Jack Allen seconded the motion. All in favor. Motion carried.

Public Hearings: Mark & Elaine Luer – Rezoning request of approximately 25-28 acres from an A1 to an A1-15 Exclusive Agriculture District of the Adams County Comprehensive Zoning Ordinance to allow the property to be divided on property located in the NE ¼, SW ¼, & NW ¼, SW ¼, Section 15, Township 14 North, Range 7 East, at 3870 Cty Trk G, Town of New Haven, Adams County, Wisconsin. (Note: 1 acre in SW corner to remain B1). Diane England made a motion to recommend enactment of the zoning change and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 5 – Yes. Motion carried.

Phil McLaughlin presented the minutes from the February 2, 2011 Planning & Zoning meeting and February 16, 2011 Special Meeting to the Committee for review. Barb Morgan made a motion to approve both sets of minutes as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the Surveyor's report for the month of February to the Committee for review. Jack Allen asked Mr. Rhinehart to explain a little bit about monument maintenance for the benefit of Youth Leader Alexandria Beckman. Jack Allen made a motion to approve the Surveyor's report as presented. Diane England seconded the motion. All in favor. Motion carried.

Jodi Helgeson, Register of Deeds was excused from the meeting, but had presented the Committee members with copies of the Annual Reports for both Register of Deeds and Land Information regarding resolution #104-2001. Barb Morgan made a motion to approve the Register of Deeds and the Land Information reports. Randy Theisen seconded the motion. All in favor. Motion carried.

Dell Prairie Chairman Darrell Schultz and plan commission member Albert Dick were present to discuss concerns regarding services provided by the Planning & Zoning Department. Misconceptions regarding the fees charged to landowners wishing to rezone when the County was under the Farmland Preservation Program were clarified. Issues regarding dog "kennels", camping, deed restriction enforcements, nonconforming structures and nuisances were all discussed.

Planning & Zoning Updates: Phil McLaughlin informed the Committee that he intends to move forward with a request to the County Board for funding for a full time inspector position. Discussion was held as far as staff time for septic system on sites for maintenance, shoreland issues, etc. Jack Allen recommended that the County Board should be made aware of all aspects of an inspector's job duties. Discussion was held regarding Commercial Administrative and Zoning Permit fees for Milk Source, Inc. and what inspections would be provided. Alexandria Beckman asked if the project must be inspected by us, or could Milk Source hire an inspection agency? Mr. McLaughlin stated that we are the Administrator of the Zoning Ordinance, so it would be us.

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MONTHLY MEETING:
MARCH 2, 2011
PAGE #2

Phil McLaughlin presented the Financial Report for the month of January and the Comp Time Report to the Committee for review. Diane England made a motion to approve the Financial and Comp Time Reports as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Correspondence: Phil McLaughlin informed the Committee that he had sent a letter to the Townships noting that the Committee and he were available to attend Town Board meetings should they have any concerns or issues they wish to discuss. He also read a letter sent to pumpers regarding maintenance procedures for 2011.

Vice-Chairman Glenn Licitar stated that the Committee's next regular meeting will be on April 6, 2011.

Jack Allen wanted it on record that whenever the Town of Preston has filed complaints with the Planning & Zoning Department, everything was taken care of, but everyone must be treated equally whether residential or agricultural.

Barb Morgan made a motion to adjourn. Diane England seconded the motion. All in favor. Motion carried.

Adjourned: 11:40 A.M.

Joe Stuchlak, Chair (Jack Allen)

Randy Theisen

Glenn Licitar, Vice-Chair

Barb Morgan

Terry James, Secretary

Karl Klingforth

Diane England

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.