

ADAMS COUNTY  
PLANNING & ZONING COMMITTEE  
MEETING MINUTES: August 3, 2011  
Room A260

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

Public Hearings: Robert A. & Linda M. Collins – Conditional Use Permit request under Section 5-5.03(B) of the Adams County Comprehensive Zoning Ordinance to allow a single wide manufactured home in an A3 Secondary Agriculture District on property in the NW ¼, SW ¼, Section 29, Township 17 North, Range 6 East, Lot 3 of CSM 5128 at 2376 A State Road 13, Town of Adams, Adams County, Wisconsin. Terry James made a motion to grant the Conditional Use to allow a single wide manufactured home at this location with the condition that it be placed out of the fall range of the existing cell tower. Glenn Licitar seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Gerald E. & Janet I Buck – Conditional Use Permit request under Section 5-12.03(B) of the Adams County Comprehensive Zoning Ordinance to allow for the collection of recyclable products on property located in the SE ¼, NW ¼ & NE ¼, SW ¼, Section 32, Township 18 North, Range 6 East, Lot 1 of CSM 1809 at 1848 State Road 13, Town of Preston, Adams County, Wisconsin. Karl Klingforth made a motion to grant the Conditional Use with the condition that there is no storage of autos or large equipment, all materials will be stored inside, only electronics, aluminum, copper, brass and appliances will be accepted and that the aesthetics not be altered or become offensive in any way. Barb Morgan seconded the motion. Roll Call Vote: 6 Yes. Motion carried. Big Roche A Cri Lake District – Rezoning request of a 1.8 acre parcel from an R1 Single Family Residential District to a PSP-1 Public Semi-Public District of the Adams County Comprehensive Zoning Ordinance to allow the replacement of the shop/storage building for weed harvesting operation on property located in the NW ¼, NW ¼, & SW ¼, NW ¼, Section 7, Township 18 North, Range 6 East, at 1425 13<sup>th</sup> Lane, Town of Preston, Adams County, Wisconsin. Barb Morgan made a motion to approve the request and forward that recommendation to the County Board for final approval. Karl Klingforth seconded the motion. Roll Call Vote: 6 Yes. Motion carried. Town of Preston – Rezoning request of a 2.5 acre parcel from an R3 Mobile Home Residential District to PSP-1 Public Semi-Public District of the Adams County Comprehensive Zoning Ordinance and from a Recreational/Residential District to a General Purpose District of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow the replacement of a garage used for storage of town equipment on property located in the SW ¼ SE ¼, Section 5, Township 18 North, Range 6 East, Lot 1 of CSM 1668 at 1124 Cottonville Avenue, Town of Preston, Adams County, Wisconsin. Glenn Licitar made a motion to approve the request and forward that recommendation to the County Board for approval. Barb Morgan seconded the motion. Roll Call Vote: 6 - Yes. Motion carried. Proposed Amendments to the Adams County Shoreland Wetland and Habitat Protection Ordinance – Prohibition on livestock within the 35' buffer zone; park models and camping regulations. Discussion was held regarding the livestock prohibition and camping regulations. Terry James made a motion to approve the amendment prohibiting livestock within the 35' buffer zone, to be implemented by July 1, 2015. Barb Morgan seconded the motion. Roll Call Vote: 5 – Yes. 1 – No. (Licitar) Motion carried. Barb Morgan made a motion to approve the amendment adding the camping regulations. Karl Klingforth seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Chairman Stuchlak stated that these recommendations will go before the County Board for final approval on August 16, 2011 and closed the public hearing portion of the meeting.

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

RECESS: 10:28 A.M.  
RECONVENE: 10:35 A.M.

Chairman Stuchlak noted that public participation would be taken as needed.

Phil McLaughlin presented the minutes from the July 6, 2011 meeting to the Planning & Zoning Committee for review. Karl Klingforth made a motion to approve the minutes as presented. Glenn Licitar seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the Surveyor's report for the month of July to the Committee for review. Surveyor's budget was discussed. Chairman Stuchlak suggested that the surveyor's budget be put on the September agenda for discussion and possible action. Terry James made a motion to approve the Surveyor's report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

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Register of Deeds and Land Information: Joe Stuchlak read a letter from Jodi Helgeson informing the Committee that she was out on medical leave, but would have the budget ready for the next meeting. This will be put on the September Agenda for discussion and possible action.

Discussion on Resolution requesting to increase second inspector position funding from half time to full time. Phil McLaughlin reminded the Committee that the second inspector position is a full time position, but is only funded half-time. He is asking for full-time funding. Discussion followed. Terry James stated that he was not ready to act on this request. Mr. McLaughlin informed the Committee that he will not bring the Resolution back for discussion, but will include it in the proposed 2012 Budget. Karl Klingforth made a motion to approve the request for full-time funding. Motion died for lack of a second.

Department updates: Findings of Fact was signed by the Committee for the Conditional Use Permit that was approved for Milk Source on May 4, 2011. Mr. McLaughlin informed the Committee that commercial potato sheds will be charged per the fee schedule. Joe Stuchlak asked Mr. McLaughlin to provide a list of pro's and con's (10 each) of combining Planning & Zoning Department with the Land & Water Department by August 15, 2011.

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

Correspondence: None.

Next meeting date: September 7, 2011 @ 9:00 A.M.

Barb Morgan made a motion to adjourn. Karl Klingforth seconded the motion. All in favor. Motion carried.

Adjourned: 11:15 A.M.

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Joe Stuchlak, Chair

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Randy Theisen

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Glenn Licitar, Vice-Chair

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Barb Morgan

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Terry James, Secretary

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Karl Klingforth

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Diane England

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Cathy Allen, Recording Secretary

**THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.**