

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

The Adams County Planning & Zoning Committee met on Wednesday September 5, 2012 to conduct a site visit on property owned by Richard C. & Meredith Tripp and located in the NW ¼, NE ¼, Section 23, Township 17 North, Range 5 East, Lot 97, CSM 619 of Brewster Harris Subdivision on Dover Court in the Town of Adams. Chairman Joe Stuchlak called the meeting to order at 8:30 A.M. with the following members present. Glenn Licitar, Terry James, Randy Theisen and Heidi Roekle. (Al Sebastiani and Barb Morgan were excused) Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Richard Tripp. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call.

The Committee viewed the one acre site that Mr. Tripp has requested to be rezoned from Conservancy to Recreational/Residential. Discussion was held. Terry James made a motion to recess to the Courthouse for the Public Hearing. Heidi Roekle seconded the motion. All in favor. Motion carried.

Chairman Stuchlak called the meeting to order at 9:00 A.M. Terry James made a motion to approve the agenda as noticed. Glenn Licitar seconded the motion. All in favor. Motion carried.

Richard C. & Meredith Tripp Trust – Rezoning request of a portion (1 acre) of a 35.018 acre parcel from a Conservancy District to Residential/Recreational District of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow a building site to make the property sellable located in the NW ¼, NE ¼, Section 23, Township 17 North, Range 5 East, Lot 97, CSM 619 of Brewster Harris Subdivision on Dover Court, Town of Adams, Adams County, Wisconsin.(Note: Property is zoned R1 Single Family Residential under the Adams County Comprehensive Zoning Ordinance) Discussion was held regarding flooding, the driveway and soil test for sanitary system. Upon completion and review of the Committee Findings Checklist, the combined total was 247 with an average of 49.4. (Stuchlak-50; James-50; Licitar-48; Theisen-50; Roekle-49; Morgan and Sebastiani were excused.) A score of 48 (80%) or higher is required for a recommendation of approval. Terry James made a motion to approve the zoning change subject to the current owner submitting a soil test for a septic system and forward that recommendation to the County Board for final action. Heidi Roekle seconded the motion. Roll Call Vote: 5 – Yes. 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 August 1, 2012 and August 21, 2012 meetings as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the Surveyor's report for the month of August 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. Mr. Rhinehart presented the Committee with a Resolution to reappoint himself as the County Surveyor for a period of two years with an increase in retainer from \$300.00 to \$325.00 per month. Randy Theisen made a motion to approve the Resolution and forward it to County Board for final approval. Heidi Roekle seconded the motion. All in favor. Motion carried.

Jodi Helgeson stated that for the Land Information report, they are trying to coordinate the Flood Plain maps with the LiDAR data and are starting to scan the Surveyor's records, so that they can also be viewed on line. Ms. Helgeson also stated that there have been a few large property sales in the County recently.

Department Updates: Phil McLaughlin informed the Committee that the 2004 Ford Escape loaner vehicle is in the shop for a recall on possible accelerator problems. While there, the Department is having the tone ring

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replaced, which is supposed to cure the brake concerns. Mr. McLaughlin stated that he is also working on the revisions to the Comprehensive Zoning Ordinance and has talked to Tyler Grosshuesch about the difficulties of mapping the Ag and proposed Forestry Districts. Mr. McLaughlin's plan is to submit the revisions to the Committee before the end of the year.

Phil McLaughlin presented the Financial Report for the month of July 2012 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.

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

Glenn Licitar made a motion to adjourn. Heidi Roekle seconded the motion. All in favor. Motion carried.

Adjourned: 10:07 A.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.