

ADAMS COUNTY
PLANNING & ZONING
COMMITTEE MEETING MINUTES
April 3, 2013

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M. on Wednesday April 3, 2013 with the following members present: Glenn Licitar, Randy Theisen, Barb Morgan, Terry James and Al Sebastiani. Jack Allen sat in for Heidi Roekle. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Janene Harper, Secretary. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Terry James made a motion to approve the agenda as noticed. Glenn Licitar seconded the motion. All in favor. Motion carried.

Public Hearings: Adams Columbia Electric Co-op – Rezoning request of a one acre parcel from R1 Single Family Residential to an I-1 Industrial District of the Adams County Comprehensive Zoning Ordinance to allow an existing electric substation to become conforming on property located in the SE ¼, SE ¼, Section 8, Township 16 North, Range 7 East, at 508 Edgewood Avenue, Town of New Chester, Adams County, Wisconsin. Al Sebastiani made a motion to grant the rezoning request and forward that recommendation to County Board for final approval. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

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

Barb Morgan made a motion to approve the minutes from the March 6, 2013 meeting as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the surveyor's report for the month of March 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.

Jodi Helgeson informed the Committee that the Imaging project is moving along nicely in her Department. Land Information's next aerial photo project is scheduled for 2015. Discussion followed. Ms. Helgeson introduced John Galloy and the new GIS employee. Al Sebastiani made a motion to approve the Register of Deeds and Land Information reports as submitted. Randy Theisen seconded the motion. All in favor. Motion carried.

Barb Morgan made a motion to deviate to item #13 on the agenda. Glenn Licitar seconded the motion. All in favor. Motion carried. Phil McLaughlin informed the Committee that Chris Murphy had approached him with the idea to have Land & Water Conservation involved with the technical review and compliance monitoring of ATCP 51 Permit application and manure storage facility design and waste management. Discussion was held regarding qualifications of Land & Water personnel and whether they would be making any contact with the permit holders. Jack Allen made a motion that this review and compliance procedure be written up as a guideline, signed by both Mr. McLaughlin and Mr. Murphy and presented to the Committee for review. Barb Morgan seconded the motion. All in favor. Motion carried.

Jack Allen informed the Committee that Richard Matzke, President of the Roche a Cri Lake District and Bob Berry were present to discuss the current sanitary system maintenance program. Mr. Matzke informed the Committee of his concerns regarding older septic systems around Big Roche a Cri Lake and the possibility of the County putting them at the top of the list. Discussion was held. Terry James suggested the possibility of forming a Sanitary District and recommended that Mr. Matzke speak to Barb Herreid with the Tri Lakes Management District. Another suggestion was to include the importance of septic tank maintenance to lake front property owners in the Lake Association newsletters. Randy Theisen made a motion to continue the notification process as planned. Jack Allen seconded the motion. All in favor. Motion carried.

The wording of the Septic Tank Maintenance letter came under discussion. Terry James made a motion to continue using the same notice. Randy Theisen seconded the motion. All in favor. Motion carried.

Chris Murphy, Land & Water Conservationist asked if the Committee would be willing to participate in the Working Land Initiative/Farmland Preservation Zoning Program since the conversion fee has been dropped. Discussion was held regarding tax credits that would be available to farmers under this program, how many participants there would be and

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preparations required by DATCP for implementation. The Committee requested Mr. McLaughlin to have a representative from DATCP do a presentation explaining the program at a future meeting.

Planning & Zoning Updates: Mr. McLaughlin explained that the Department has been receiving complaints about letters sent to property owners on the maintenance notification list from plumbers/pumpers implying that the county is recommending their services. The Committee is in full support of Mr. McLaughlin sending a letter to the plumbers informing them to change the wording in the letters they send out. The Committee was informed of the sale of the 2004 Ford Escape in the amount of \$6375.00. Ms. Allen was instructed to inform Trena Larson that the money is to be deposited in the General Fund.

Phil McLaughlin presented the Financial Report for the month of March, 2013 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: None.

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

Jack Allen made a motion to adjourn. Terry James seconded the motion. All in favor. Motion carried.

Adjourned: 2:29 P.M.

Joe Stuchlak, Chair

Glenn Licitar

Terry James, Vice-Chair

Barb Morgan

Randy Theisen

Heidi Roekle/Jack Allen

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.