

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: NOVEMBER 6, 2013

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee meeting to order at 1:00 P.M. on Wednesday November 6, 2013 with the following members present: Randy Theisen, Heidi Roekle, Terry James, Glenn Licitar, Barb Morgan and Al Sebastiani. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Heidi Roekle made a motion to approve the agenda as noticed. Terry James seconded the motion. All in favor. Motion carried.

Public Hearings: Adams Columbia Electric Co-op/Bug Tussel Wireless, LLC – Rezoning request from a Residential/Recreational District to a General Purpose District of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow construction of a 180' unlighted monopole telecommunications tower on property located in the N ½, SW ¼, Section 31, Township 18 North, Range 5 East, at 1868 20th Avenue, Town of Strongs Prairie, Adams County, Wisconsin. Heidi Roekle made a motion to approve the zoning change and forward that recommendation to the County Board for final action. Barb Morgan seconded the motion. Roll Call. 6 – Yes. 1 Abstained.(Sebastiani) Motion carried. Troy J. & Mary J. Martin – Conditional Use Permit request under Section 5-5.03(B) of the Adams County Comprehensive Zoning Ordinance to allow a 14' x 60' manufactured home in an A3 Secondary Agriculture District on property located in the SW ¼, SW ¼, Section 30, Township 16 North, Range 7 East, Lots 9-10 of CSM 73 at 2888 Cty Rd B, Town of New Chester, Adams County, Wisconsin. Discussion was held regarding the use of campers in the area and that this manufactured home would be replacing a camper on the property. Terry James made a motion to approve the Conditional Use Permit with the stipulation that the home be June of 1976 or newer. Randy Theisen seconded the motion. Roll Call. 6 – Yes. 1 – No.(Sebastiani) Motion carried. Greg Rhinehart asked if the Fritz and Griffin requests would be heard together as they are intertwined. It was the consensus of the Committee to hear them together. Wilbur H. & Ruth Ann Fritz Trust – Rezoning request of a parcel (38.168 acres) from an A-1 Exclusive Agriculture District to an A1-15 Exclusive Agriculture District (approx.27.37 acres) and an A3 Secondary Agriculture District (10.8 acres) of the Adams County Comprehensive Zoning Ordinance to allow the parcel to be split on property located in the SE ¼, SE ¼, Section 3, Township 15 North, Range 5 East at 3098 Cty Trk Z, Town of Springville, Adams County, Wisconsin, AND Rodney I. & Michelle L. Griffin – Rezoning request of a parcel (.562 acres) from an R1 Single Family Residential District to an A3 Secondary Agriculture District of the Adams County Comprehensive Zoning Ordinance (to be combined by survey with the rezoned 10.8 acres split off the Wilbur H. & Ruth Ann Fritz Trust property) of property located in the SE ¼, SE ¼, Section 3, Township 15 North, Range 5 East, Lot 1 of CSM 2623 at 3096 Cty Trk Z, Town of Springville, Adams County, Wisconsin. Greg Rhinehart explained that the Griffin's had a Land Contract with the Fritz's for the .562 acre and leased an additional ten acres. Ms. Fritz would like to convey that ten acres to the Griffin's which would require a rezoning of both properties to keep them conforming to the Comprehensive Zoning Ordinance requirements. Glenn Licitar made a motion to approve the zoning change for both properties and forward that recommendation to the County Board for final action. Barb Morgan seconded the motion. Roll Call. 7 – Yes. Motion carried.

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

Heidi Roekle made a motion to approve the minutes from the October 2, 2013 meeting as presented. Terry James seconded the motion. All in favor. Motion carried.

Greg Rhinehart presented the surveyor's report for the month of October to the Committee for review. Terry James made a motion to approve the Surveyor's report. Al Sebastiani seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson informed the Committee that her office is status quo. Land Information report revealed that an aerial photography shoot is planned for 2015. Heidi Roekle made a motion to approve the Register of Deeds and Land Information report as submitted. Barb Morgan seconded the motion. All in favor.

Phil McLaughlin informed the Committee that he had contacted Dennis Lawrence with North Central Wisconsin Regional Planning Commission for an approximate cost to update the County Farmland Preservation Plan. Mr. Lawrence replied that since they have the information from the last update, it would probably cost the County around \$15,000 with a grant

available that will reimburse 50% of up to \$30,000. It was also noted that the cost for the update would need to be part of the 2015 Budget, and the County would need to request an extension to the deadline by December 31, 2013. Lincoln Township would need to request an extension by December 31, 2014. Terry James made a motion to have Phil McLaughlin draft a letter to Ben Brancel requesting an extension to the deadline to update the Adams County Farmland Preservation Plan. Glenn Licitar seconded the motion. All in favor. Motion carried.

Glenn Licitar made a motion to forward a recommendation to the County Board to appoint Bob Krause from the Town of New Haven, to fill a Board of Adjustment vacancy. Heidi Roekle seconded the motion. All in favor. Motion carried. Mr. McLaughlin will research whether this recommendation will continue to come through the Planning & Zoning Committee.

Discussion was held regarding the State introducing a bill to take away local control regulating Frac Sand Mining. Currently a Conditional Use Permit would be required in an Exclusive Agricultural zoned area for nonmetallic mining. Discussion was held. Heidi Roekle made a motion to have Mr. McLaughlin draw up a Resolution opposing Bill #AB304 which takes away local control as far as Frac Sand Mining and have it ready for Committee signatures prior to County Board on November 19, 2013. Randy Theisen seconded the motion. All in favor. Motion carried.

Discussion was held regarding the current yearly Septic Tank Maintenance letter. The Department submitted a proposed letter with changes to the Committee to review. Discussion followed. Terry James made a motion to approve the proposed letter for future mailings. Heidi Roekle seconded the motion. All in favor. Motion carried. The Committee reviewed the County Septic Tank Pumping & POWTS Maintenance Certification Statement form, along with samples from other Counties. Discussion was held. It was the consensus of the Committee to continue to use the current form until such time that the on line reporting becomes available and has been in use for at least one year.

Planning & Zoning Updates: It was noted that there has not been any word on progress of DNR with regard to impervious surface calculation within 300' of non waterfront properties. The Committee was informed that the new inspector could not be present for introductions because he was on vacation.

Spirited debate ensued regarding whether to continue issuing Citations for noncompliance to the required Septic Tank Maintenance service and submittal requirements. Heidi Roekle made a motion to send out a second notice and still issue Citations. Terry James seconded the motion. Discussion regarding it being too late for a second notice. Terry James withdrew his second. Heidi Roekle withdrew her motion. Terry James made a motion to go through with compliance and issue Citations for those not in compliance with the deadline. Al Sebastiani seconded the motion for discussion purposes. Discussion was held. Chairman Stuchlak called for Roll Call Vote. 3 – Yes. 4 – No.(Licitar, Morgan, Theisen, Roekle) Debate as to correctness of vote. Randy Theisen felt it was not necessary to put the subject to a vote because the requirement is already in place. Heidi Roekle requested to bring the motion back for reconsideration. Randy Theisen seconded the motion. All in favor. Motion carried. Chairman Stuchlak called for a vote. Roll Call Vote: 7 – Yes. Motion to continue issuing Citations for noncompliance carried.

Phil McLaughlin presented the Financial Report for the month of September 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.

Chairman Stuchlak stated there was no need for closed session this month.

The next meeting was scheduled for December 4, 2013. Committee will conduct an onsite at 12:00 P.M. for a Conservancy rezoning request with the Public Hearings to follow at 1:00 P.M.(or as soon thereafter as can be heard)

Heidi Roekle made a motion to adjourn. Al Sebastiani seconded the motion. All in favor. Motion carried.

Adjourned: 3:10 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.