

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: June 1, 2016

The Adams County Planning & Zoning Meeting was called to order by Chairman Rocky Gilner at 12:00 P.M. on Wednesday June 1, 2016 at the property owned by Leslie A. & Scott A. Gray at 1317 County Road C in the Town of Big Flats with the full Committee present. After viewing the property, Randy Theisen made a motion to recess and reconvene the County Board Room at the Courthouse in Friendship, Wisconsin. Larry Borud seconded the motion. All in favor. Motion carried. Chairman Rocky Gilner called the Adams County Planning & Zoning Committee Meeting to order in the County Board Room at the Courthouse in Friendship Wisconsin at 1:00 P.M. with the following members present: Fred Nickel, Barb Morgan, Randy Theisen, Larry Borud and Larry Babcock. Jack Allen was sitting in for Al Sebastiani who was excused. 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. Roll Call. Larry Borud made a motion to approve the agenda. Barb Morgan seconded the motion. Jack Allen questioned the public participation as the last item on the agenda. Chairman Rocky Gilner explained that he placed it there so there could be an actual meeting without interruptions. Six in favor by voice vote. Fred Nickel opposed. Motion carried.

Public Hearings: Leslie A. & Scott A. Gray – Rezoning request of a portion of a parcel (approx. 1.6 acres) from a Conservancy District to a Recreational/Residential District of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to allow the construction of a residence on property located in the NE ¼, NE ¼, Section 19, Township 19 North, Range 6 East, Lot 1 o CSM 5867 at 1317 County Road C, Town of Big Flats, Adams County, Wisconsin. An onsite was performed at 12:00 P.M. by the Committee at this location to familiarize themselves with the terrain. Mr. Gray stated that his surveyor was going to file a LOMA to have a portion of the property removed from the 100 year flood zone. The completed Committee Findings checklist showed a total score of 387, with an average score of 55.29. (A score of 48 (80%) or higher is required for a recommendation of approval) Barb Morgan made a motion to grant the rezoning and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 7 - Yes. Motion carried. James J. & Patricia A. Hansel – Conditional Use Permit request under Section 5-5.03 (B) of the Adams County Comprehensive Zoning Ordinance to allow a 2016 16' x 80' manufactured home in an A3 Secondary Agriculture District on property located in the SE ¼, NE ¼, Section 16, Township 19 North, Range 7 East, Lot 1 of Big Deer Acres Subdivision at 941 4th Avenue, Town of Colburn, Adams County, Wisconsin. Patti Thompson from Timberlake Homes was present to explain that the Hansel's are purchasing a new 16' x 80' manufactured home and using all local contractors for their project. Discussion was held. Larry Babcock made a motion to grant the Conditional Use Permit. Larry Borud seconded the motion. Roll Call Vote: 7 Yes. Motion carried.

Chairman Gilner closed the public hearing portion of the meeting.

Chairman Rocky Gilner stated the next item on the agenda was discussion and possible action on continuing to pursue the proposed Forestry Zoning Ordinance. Jack Allen made a motion to discontinue pursuit of the Forestry Zoning Ordinance. Barb Morgan seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

Chairman Gilner stated that since the decision has been made not to pursue the Forestry Zoning, agenda item #7 is no longer applicable.

Larry Borud made a motion to accept the minutes from the May 4, 2016 meeting as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Jack Allen made a motion to take a short recess until the room cleared of those wishing to leave. Larry Borud seconded the motion. All in favor. Motion carried.

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RECESS: 1:19 P.M.
RECONVENE: 1:24 P.M.

County Surveyor Greg Rhinehart is on vacation and submitted his report for the month of May in writing. Randy Theisen made a motion to accept the surveyor's report as presented. Larry Borud seconded the motion. All in favor. Motion carried.

Register of Deeds: Jodi Helgeson informed the Committee that there has been an increase in recordings in her office. Ms. Helgeson also stated that she has met with Corporation Counsel and County Manager regarding a change in credit card vendors. Discussion was held.

Land Information: Jodi Helgeson stated that the County has received the first Strategic Planning grant payment. Randy Theisen made a motion to approve the Register of Deed's and Land Information reports. Jack Allen seconded the motion. All in favor. Motion carried.

Phil McLaughlin stated that since the decision to discontinue pursuit of the Forestry Zoning Ordinance the Farmland Preservation advisory committee will now be scheduled to meet for further discussion and planning. Mr. McLaughlin gave a short explanation of the Farmland Preservation Plan for the benefit of the new Committee members.

Discussion was held on issues concerning Septic Tank Maintenance notifications and Citations for noncompliance. It was noted that Adams County was to have had on line reporting available to pumpers three years ago and still do not have it. Jack Allen asked County Manager Thad Kubisiak to help by checking into this and report back at the next Committee meeting. Chairman Gilner noted that this item will be on the agenda for the next few meetings. Fred Nickel made a motion to send a second notice for the 2016 notice year until the County Manager comes up with an alternate plan. Larry Babcock stated that the Administrative and Finance Committee should add extra money into the Planning & Zoning postage account if needed. Randy Theisen seconded the motion. Roll Call Vote: 7 – Yes. Motion carried.

Planning & Zoning Updates: None.

The Financial Report for the month of April was presented to the Committee for review and approval. Randy Theisen made a motion to accept the Financial Report as presented. Larry Borud seconded the motion. All in favor. Motion carried.

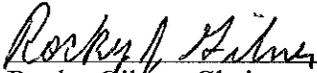
Correspondence: None.

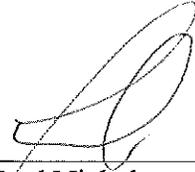
The next Committee meeting is scheduled for July 6, 2016 at 1:00 P.M.

Public Participation: Several citizens thanked the Committee for discontinuing the pursuit of the Forestry Zoning Ordinance. Discussion was held about creating a committee with board members and citizens about how local government operates. County Manager Kubisiak stated that he will work on this. Discussion was held regarding Act 391 and how the County will keep a list and handle future notification. It was noted that everyone should talk to their District Supervisors when they have any questions and concerns.

Jack Allen made a motion to adjourn. Larry Borud seconded the motion. All in favor. Motion carried.

Adjourned: 2:07 P.M.


Rocky Gilher, Chair


Fred Nickel


Barb Morgan, Vice-Chair


Larry Babcock


Randy Theisen


Larry Borud


Al Sebastiani/Jack Allen


Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.