



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, MAY 23, 2013 - 8:00 A.M.
COURTHOUSE CONFERENCE ROOM
SECOND FLOOR
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. CALL TO ORDER

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, May 23, 2013 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Mary Mawhinney, Phil Owens, and Wayne Gustina. Supervisor Jensen arrived at 8:02 a.m.

Planning & Development Staff present: Paul Benjamin (Director), Colin Byrnes (Zoning Administrator), Adam Prichard (County Engineer), Steve Schraufnagel (Acting Secretary) and James Otterstein (Economic Development Manager).

Others Present: Steve Lathrop (Combs and Associates), Jason Houle (County Surveyor) and Nicole Sidoff (City of Evansville Community Development Director).

2. ADOPTION OF AGENDA

Supervisor Owens moved to adopt the agenda with the change of moving Item 8 Economic Development to after Item 6 Code enforcement; Supervisor Gustina seconded. **ADOPTED 5-0.**

3. MEETING MINUTES – MAY 9, 2013

Supervisor Jensen moved the approval of the May 23, 2013 Committee minutes with the clarification of the typo of Chair Jensen to Supervisor Jensen. Supervisor Mawhinney seconded the approval of the minutes with the changes listed. **APPROVED. 5-0**

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Mr. Byrnes introduced Nicole Sidoff, City of Evansville Community Development Director to the Committee.

5. COUNTY ENGINEER

A. Information Item: County Highway Access Control Ordinance

Adam Prichard presented a slide show introducing the Committee to the Access Control Ordinance. Mr. Prichard stated that the ordinance is 40 years old and needs to be updated to reflect changes in Average Daily Traffic (ADT) Counts on the Rock County Trunk System.

6. **CODE ENFORCEMENT**

A. Action Item: Preliminary Approval of Land Divisions

Mr. Byrnes discussed the submitted land divisions.

- LD 2012 039R (Johnstown Township) – Gail Ritsema (Tabled April 25, 2013)

Supervisor Mawhinney made a motion to get LD 2012 039R back on the table;
Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Supervisor Mawhinney made a motion to approve with conditions LD 2012 039R;
Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions

1. 33' half road right of way (ROW) easement along N. Emerald Grove Road in the front of lot 1.
 2. Show well and septic locations for existing structures on Lot 1.
 3. Existing structures shall meet setback regulations.
 4. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system".
 5. Final CSM to be submitted to and approved by the Planning and Development Agency on or before May 23, 2014.
 6. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.
- LD 2013 016 (Fulton Township) – Ryan Fitterer

Supervisor Mawhinney made a motion to approve with conditions LD 2013 016;
Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions

1. 33' half road right of way (ROW) dedicated along N. Hurd Road in the front of lot 1 at the discretion of the Town of Fulton.
2. Show well and septic locations for existing structures on Lot 1.
3. Existing structures shall meet setback regulations.
4. Utility easements put on lots as requested by utility companies.
5. Note on Final Map: "Require shared access on common property line. Each parcel shall have at least 40% of the access within the property boundaries"
6. Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system".
7. Final CSM to be submitted to and approved by the Planning and Development Agency on or before May 23, 2014.
8. Certified Survey Maps that are subject to local approval must be recorded within 6 months of their last approval and 24 months of the first approval.

B. Information Item: Traynor Gravel Pit – Milton Township

Mr. Byrnes gave an update as to the status of both the conditional use permit and the violation on the Traynor property. Mr. Byrnes has been in contact with the owner. To date no application has been submitted.

7. Economic Development

A. Information Item: Economic Development Update: Market & Activity Snapshot

James Otterstein reviewed with the Committee the latest Rock Ready Index. Economic Indicators show that the Rock County economy continues to improve.

8. FINANCE

Action Item: Department Bills/Encumbrances/Amendments/Transfers

Supervisor Mawhinney made a motion to approve the payment of the bills; Seconded by Supervisor Owens. All in favor – Approved (Yes –5 No- 0, Absent – 0)

Supervisor Owens expressed concern about the negative figures under the encumbrances line of the report. He does not accept the report but recommends paying the bills.

9. **DIRECTORS REPORT**

- **Farmland Preservation Plan** –County Corporation Counsel signed off on review of the Plan. The Plan is now up at DAPCP for review and recommended approval.
- **Water Quality Planning** – Staff is currently calculating flows based on land uses population projections. The next meeting is June 5, 2013.
- **Edgerton Community Outreach Public Facilities Grant Update** - The project has again been delayed due to an issue with the elevator

10. **COMMITTEE REPORTS**

None at this time

11. **Adjournment**

Supervisor Owens moved to adjourn the committee at 9.15 a.m.; second by Supervisor Gustina. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, June 13, 2013 at 8:00 a.m.**

Prepared by: Steve Schraufnagel – Acting Secretary