



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY DECEMBER 15, 2016 - 9:00 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 9:00 a.m. on Thursday, December 15, 2016 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Wayne Gustina, Jason Heidenreich, Wes Davis, Mary Mawhinney. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning & Development Director), Andrew Baker (Sr. Planner/Zoning Administrator), Kurt Wheeler (Planner III/Acting Secretary), Brad Heuer (Rock County Surveyor), and Cheryl Martin (Planning Services Coordinator).

Others present: Ron Combs, Scott Traynor, Rex Nordorft, Rebecca Nordorft, Wes Smith, Jim Salimes, Nan Gibbs, Bruce and Anita Prinner, Lori Williams, Duane Jorgenson, Jeff Roethe, Ben Coopman, Laurie Valley, Nan Rosinski, David Churchill, and Kathy Kamp.

2. **ADOPTION OF AGENDA**

Adoption of the agenda moved by Supervisor Gustina, Seconded by Supervisor Mawhinney. Agenda ADOPTED (5-0)

3. **MEETING MINUTES – NOVEMBER 10, 2016**

Motion made by Supervisor Davis to accept the November 10, 2016 meeting minutes, Seconded by Supervisor Mawhinney. APPROVED (5-0)

4. **CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS**

NONE

5. **CODE ADMINISTRATION AND ENFORCEMENT**

A. Public Hearing – Shoreland Conditional Use Permit 2016 006 – Fulton Church

Moved to go into Public Hearing by Supervisor Gustina, Seconded by Supervisor Heidenreich. Role taken, all present, Time in: 9:03 am.

Mr. Baker described the project explaining the setbacks, height of building and layout and design as well as vegetation along the riverbank and proximity to Murwin Park.

Discussion followed. Ron Combs presented a plan map to the committee that illustrated the size and position of the new proposed building addition.

Mr. Baker and Mr. Byrnes elaborated on several issues affecting the project including an explanation of the Memo of Understanding with the Town of Fulton.

Concerns were raised about the vegetation on the riverbank, and Parks Director Lori Williams spoke to the fact that revegetation was one of the conditions of approval for the project, and that she will monitor.

Moved to go out of public hearing by Supervisor Mawhinney, Seconded by Supervisor Gustina. Time: 9:12 am.

B. Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2016 006 – Fulton Church

Moved to approve made by Supervisor Mawhinney, Seconded by Supervisor Gustina. Chair Sweeney and Supervisor Gustina moved and seconded the motion to approve, but with supervisor Mawhinney reading the factors to consider when granting a Conditional Use Permit from the staff report (pages 11-12) that included language associated to revegetation plan. Approved (5-0)

C. Public Hearing Rock County Farmland Preservation Plan 2013 Plan Map Amendment

Moved to go into Public Hearing by Supervisor Davis, Seconded by Supervisor Gustina. Role taken, all present, Time in: 9:25 am.

Mr. Byrnes explained the amendment and the background on the Town of Janesville actions that required the amendment.

No Comments followed.

Moved to go out of Public Hearing by Supervisor Gustina, Seconded by Supervisor Mawhinney. Time: 9:27

D. Approval and Recommendation to the Rock County Board Farmland Preservation 2013 Update Map Amendment Resolution

Moved by Supervisor Heidenreich, Seconded by Supervisor Mawhinney.
Approved (5-0)

**E. Citizen Objection to Rock County Address Ordinance Sec. 4.604
Address Numbering and Sec. 4.605 Address Signs:**

Each of the citizens below provided their objections, concerns, and feedback as it pertained to their individual situation on the re-addressing of their homes. The results are listed under their names.

- David & Nanette Rosinski
Motion to Adhere to the Rock County Addressing Ordinance 4.604 made by Supervisor Heidenreich, Seconded by Supervisor Sweeney. Passed (3-2)

- Rexford & Rebecca Nodorft
Motion made by Supervisor Davis to look into ways of compensating the Nordorfts for masonry changes and expenses. Motion failed by lack of a Second.

Discussion followed. Supervisor Mawhinney made a Motion to adhere to the Rock County Addressing Ordinance 4.604. Seconded by Supervisor Heidenreich. Passed (3-2)

- Bruce & Anita Prinner

After Discussion, a Motion was made by Supervisor Sweeney to postpone decision until after the Prinner's neighborhood addresses were reviewed and verified that the block ranges and address re-assignment regarding the Prinner's property were properly made. Seconded by Supervisor Heidenreich. Passed (5-0).

- Laurie Valley

After Discussion, Supervisory Mawhinney moved to leave the address as 7905 with the stipulation that if any development occurs, then Ms. Valley's address would be changed. Detailed discussion followed. Motion failed for lack of a second.

A new Motion was made by Supervisor Heidenreich to leave the address as 7905 with the stipulation that if any development occurs Ms. Valley's address would be changed to an appropriate even number (7906). This would be initiated by a Recorded document with the Rock County Register of Deeds with Ms. Valley responsible for the recording fee. Staff to assist if needed. Passed (4-1).

F. Change of Use on Access Controlled Highway –Traynor Property, Driveway located at 7102 E County Hwy N, Milton Township

Mr. Baker discussed the history of this request and the need for the conversion of driveway to the Committee.

Motion to approve by Supervisor Heidenreich, Seconded by Supervisor Sweeney. Approved (5-0)

G. Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:

• **2016 044 (Turtle Township) – Mary Jane Buss Trust**

Moved by Supervisor Gustina, Seconded by Supervisor Mawhinney. Discussion followed. Approved with Conditions (5-0)

CONDITIONS:

1. Utility easements shall be placed on lots as requested by utility companies, where applicable.
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system".
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. Dedicate a 33' foot half road right of way to the Town of Turtle at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Planning and Development Agency one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock County Register of deeds within 6 months of their last approval.

• **2016 045 (Turtle Township) – Robert & Julie Schendel**

Moved by Supervisor Mawhinney, Seconded by Supervisor Gustina.
Discussion followed. Approved with condition (5-0).

CONDITIONS:

1. Utility easements shall be placed on lots as requested by utility companies, where applicable.
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system".
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. Dedicate a 33' foot half road right of way to the Town of Turtle at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Planning and Development Agency one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock County Register of deeds within 6 months of their last approval.
7. Show septic system and well location for existing structure on CSM.

• **2016 046 (Fulton Township) – Hazeltines Storage LLC**

Moved by Supervisor Gustina, Seconded by Supervisor Heidenreich.
Discussion followed. Approved with conditions (5-0).

CONDITIONS:

1. Utility easements shall be placed on lots as requested by utility companies, where applicable.
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system".
3. Proposed lot lines shall include the POWTS area with the building that utilizes the system.
4. Dedicate a road right of way to the Town of Fulton along N. Dallman Rd. at the discretion of the Town at the discretion of the Town.
5. Final CSM shall be submitted to and approved by the Planning and Development Agency one year after preliminary approval.
6. CSM's subject to local approval shall be recorded with the Rock County Register of deeds within 6 months of their last approval.

6. **FINANCE**

A. Committee Review of Payments

The Committee reviewed all payments

B. Transfers

There were no transfers

C. Rock County Towns and Rock County Planning & Development Agency Memorandum of Agreement for Land Division and Development Activities Extension

Moved by Supervisor Mawhinney, Seconded by Supervisor Heidenreich to allow future MOA's to bypass Committee and be signed by Director. All in favor - **APPROVED** (5-0)

7. COMMUNITY DEVELOPMENT

A. CDBG Loan Project ID: 77 (Lead Hazard Grant)=\$22,653

Supervisor Heidenreich moved the approval of CDBG Loan Project 77 in the amount of \$22,650, Seconded by Supervisor Mawhinney. All in favor - **APPROVED** (5-0).

B. CDBG Loan Project ID:78 = \$33,000

Supervisor Heidenreich moved the approval of CDBG Loan Project 78 in an amount not to exceed \$33,000; seconded by Supervisor Mawhinney. All in favor – **APPROVED** (5-0)

8. COMMITTEE REPORTS

None.

9. DIRECTORS REPORT

- Edgerton Community Outreach CDBG – Public Facilities Program
Mr. Byrnes reported that the Planning Agency received the official close-out report on the grant, from the Wisconsin Dept. of Administration.
- CDBG Short Sale – 210 S. Main St., Edgerton
Mr. Byrnes went over history and current status of the short sale to the committee

10. ADJOURNMENT

Moved by Supervisor Heidenreich, Seconded by Supervisor Gustina. All in favor.
(5-0) Adjourned at 11:25 am.

Respectfully Submitted by Kurt Wheeler, Acting Secretary, Planning and
Development Committee.

These minutes are not official until approved by committee.

Future Meetings/Work Sessions

January 12, 2017 (8:00 am)

January 26, 2017 (8:00 am)

February 9, 2017 (8:00 am)

February 23, 2017 (8:00 am)