



**MINUTES  
PLANNING & DEVELOPMENT COMMITTEE MEETING  
THURSDAY, December 10, 2020 – 8:00 A.M.  
Meeting was teleconferenced using Zoom**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, December 10, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Kurt Wheeler; (Planner III), Andrew Baker ( Planning Director), Dana Sandwick; Rock County Planning Office Coordinator, James Otterstein; Rock County Economic Development Manager.

1. Call to Order:
2. Adoption of Agenda.  
**Amended Agenda** (LD2020 053 Pulled) **Moved** by Supervisor Potter, **Seconded** by Supervisor Davis. **Adopted (5-0)**
3. Approval of Minutes of the Planning & Development Meeting held Thursday, November 12, 2020 at 8:00 am.  
**Moved** by Supervisor Davis, **Seconded** by Supervisor Podzilni. **Approved (5-0)**
4. Citizen Participation, Communications and Announcements.  
**None**
5. Code Enforcement
  - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
    1. 2020 063 (Lima Township) – Anderson (1 Lot CSM)  
**Moved by Supervisor Gustina, Seconded by Supervisor Potter Approved (5-0) with Conditions**

**Conditions:**

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies".
- 3). Comply with the standards in the Town of Lima Zoning Ordinance related to creating a new lot in the A2 Zoning District.
- 4). Dedicate a 33 foot half road right of way along E. Bowers Lake Rd. at the discretion of the Town.
- 5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval

2. 2020 065 (Harmony Township) – Van Acker (2 Lot CSM)

**Moved by Supervisor Potter, Seconded by Supervisor Davis, Approved (5-0) with Conditions.**

**Conditions:**

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "No buildings which produce wastewater are allowed on Lots 1 and 2 until acceptable means of wastewater disposal are approved by the necessary governmental agencies".
- 3). Lots shall be configured in a more uniform way to eliminate the proposed Flag Lot (Lot1).
- 4). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 5). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval

3. 2020 067 (Beloit Township) – H&L Farms (1 Lot CSM)

**Moved by Supervisor Potter, Seconded by Supervisor Gustina, Approved (5-0) with Conditions**

**Conditions:**

- 1). Existing easements shall be shown and proposed 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 system.”.
- 3). Proposed lot lines must include the POWTS system with the Building(s) that utilize the system.
- 4). Comply with the standards in the Town of Beloit Zoning Ordinance in relation to creating a new lot in a Farmland Preservation District.
- 5). The remaining property should be combined as one tax parcel to better facilitate the administration of the Farmland Preservation Program.
- 6). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
- 7). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval

4. 2020 068 (Beloit Township) – Sweeney (1 Lot CSM)

**Moved by Supervisor Davis, Seconded by Supervisor Potter, Approved (5-0) with Conditions**

**Conditions:**

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM “No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies”.
- 3). Comply with the standards in the Town of Beloit Zoning Ordinance related to rezoning farmland within a Farmland Preservation Area.

4).Dedicate a 33 foot half road right of way along N. Nye School Rd.at the discretion of the Town.

5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval

7). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

6. Community Development

- A. Request for CBDG loan approval exceeding \$35,000 maximum allowed by Policy and Procedures Manual.

**Moved by Supervisor Davis, Seconded by Supervisor Potter.  
Approved (3-2).**

Nicole Solheim gave an overview of the specific project. Questions and discussion followed.

7. Economic Development

- A. **Action Item:** Resolution Modifying Covid Relief Small Business Loan Fund.

Mr. Otterstein explained the modification of the program into 4 tiers of funding. Various statistical references, trends and observations were woven into his remarks. Questions and Discussion followed.

**Moved by Supervisor Davis, Seconded by Supervisor Gustina. Approved  
(5-0)**

8. Finance

- A. Information Item: Committee Review of Payments  
**Reviewed**

- B. **Action Item:** Transfers  
**No Transfers.**

9. Committee Reports.

**None**

10. Directors Report  
None

11. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter,  
**All in Favor, Time: 8:45 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

**Future Meetings/Work Sessions**

January 14, 2021 8:00 AM  
January 28, 2021 8:00 AM.