



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 24, 2019 – 8:00 A.M.
ROCK COUNTY COURTHOUSE CONFERENCE CENTER – 2ND FLOOR RM 250
JANESVILLE, WI**

AGENDA

1. Call to Order
2. Adoption of Agenda
3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held Thursday October 10, 2019 at 8:00 am.
4. Citizen Participation, Communications and Announcements
5. Community Development
 - A. **Action Item:** Citizen Objection to Determination made by the Planning Director to require repayment of Housing Rehabilitation Loans 090161D1 & 09563D1
 - B. **Action Item:** Citizen Objection to Determination made by the Planning Director to require repayment of Housing Rehabilitation Loans 093519D2 & 094409D1
 - C. **Action Item:** Citizen Objection to Determination made by the Planning Director to deny eligibility for a Housing Rehabilitation Loan.
6. Corporate
 - A. Discussion Item: Real Property Description Office 2020 Budget and County Administrator's 2020 Recommended Budget (Real Property Description & Planning Agency)
7. Finance
 - A. Information Item: Committee Review of Payments
 - B. **Action Item:** Transfers
8. Committee Reports

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail countyadmin@co.rock.wi.us at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.

9. Directors Report

A. Rock River Flood Conditions

10. Adjournment

Future Meetings/Work Sessions

November 14, 2019 (8:00 am)
2nd November Meeting to be Determined
December 12, (8:00 am)
2nd December Meeting to be Determined



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY October 10th, 2019 – 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, October 10, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina, Phil Owens and Mary Mawhinney. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director) Andrew Baker (Senior Planner), and Kurt Wheeler (Planner III, Acting Secretary).

Others Present: Dana Dockocil

2. **ADOPTION OF AGENDA**

Moved by Supervisor Gustina, Seconded by Supervisor Owens. Agenda Adopted (5-0).

3. **MEETING MINUTES – SEPTEMBER 26, 2019**

Motion made by Supervisor Davis, Seconded by Supervisor Owens to accept the meeting minutes. APPROVED (5-0)

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

Mr. Wheeler shared with the Committee that the Town of Beloit has partnered with the Planning and Development Agency to install new 911 Address signs within rural areas of the Town.

Supervisor Davis shared that there will be Rock County Regional Business Expo October 17th from 1pm to 7pm at the Holiday Inn Express in Janesville.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

A. **Action Item: Approve, Approve with Conditions or Deny Land Division:**

• **(2019 047) – Porter Township – Sayre Joint Farms**

Motion to approve with Staff recommended conditions made by Supervisor Mawhinney. Seconded by Supervisor Gustina. After discussion, an amended motion was made by Supervisor Owens to determine a location, based on the original Land Division application Lot, for a replacement wastewater system area based on a soil test, and that the lot will reflect the Town of Porter's preliminary approval conditions. Seconded by Supervisor Mawhinney. Amended Motion Approved with Conditions (5-0). Main Motion as Amended Approved (5-0).

Conditions:

1. Existing utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).

2. Note on Final CSM "Lot 1 contains existing buildings which, utilize an existing system at the time of this survey, however soils on the lot may be restrictive to the replacement of the existing system".
3. Comply with the standards in the Town of Porter Zoning Ordinance related to creating a new lot within the AE Zoning district.
4. An approved soil test for a Private Waste Water Treatment System (POWTS) received on Lot 1.
5. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
6. Final CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

- **LD2019 049 (Beloit Township) – Town of Beloit**

Motion to approve with Staff recommended conditions made by Supervisor Gustina with Conditions, Seconded by Supervisor Owens. A discussion on access points and street layout followed. Approved (5-0)

Conditions:

1. Existing utility easements shall be shown and proposed easements placed on the lots as requested by utility companies (where applicable).
2. To assist in the consistent administration of the Rock County Address Ordinance, the address number standards found in Section 4.605 (3) shall be included on the CSM and other formal property documentation
3. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
4. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

6. CORPORATE

A. Action Item:

- Review and Recommendation to the Rock County Board of Supervisors a Resolution **"APPROVING AND AUTHORIZING THE EXECUTION OF THE JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION"**

County Administrator Josh Smith gave an overview of the program and proposed resolution. Discussion followed. Mr. Otterstein added information based on questions from the Committee.

Moved by Supervisor Mawhinney, Seconded by Supervisor Gustina. Approved and Authorized (5-0).

- Review and Recommendation to the Rock County Board of Supervisors an Ordinance **"CREATING SECTION 2.204 PROPERTY ASSESSED CLEAN ENERGY FINANCING OF THE ROCK COUNTY ORDINANCES"**

Administrator Josh Smith gave an overview of the need for this ordinance and answered questions from the Committee.

Moved by Supervisor Owens, Seconded by Supervisor Mawhinney.
Approved and Recommended (5-0).

7. **Finance**

- A. Committee review of payments
Reviewed
- B. Transfers
None

8. **COMMITTEE REPORTS**

None

9.

DIRECTOR'S REPORT:

Mr. Byrnes notified the Committee that there will be a Rock County Housing Authority Public Hearing, Review & Approval of "***Analysis of Impediments to Fair Housing***" (Rock County & Cities of Beloit and Janesville) on October 22nd at 8:30 am. In the Second Floor Courthouse Conference Center.

10. **ADJOURNMENT**

Supervisors Gustina and Mawhinney Moved and Seconded to adjourn the Committee at 8:50 a.m. All in Favor (5-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

October 24, 2019 (8:00 am)
November 14, 2019 (8:00 am)
Second Meeting in November (TBD)
December 12, 2019 (8:00 am)