



MINUTES

ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, MAY 8, 2014 - 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, April 24, 2014 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Mary Mawhinney, Wayne Gustina, Wes Davis, and Jason Heidenreich.

Planning & Development Staff present: Colin Byrnes (Acting Planning Director/Zoning Administrator), Steve Schraufnagel (Acting Secretary) and David Somppi (Community Development Manager).

Other County Staff: Jason Houle (Rock County Surveyor), and Jada Vandergeest (Deputy Surveyor)

Citizens present: Ron Combs (Combs & Associates), and Brad Adee.

2. ADOPTION OF AGENDA

Supervisor Gustina moved to adopt the agenda; Supervisor Mawhinney seconded the motion. **Approved 5-0.**

3. ELECTION OF VICE CHAIR

Supervisor Gustina made a motion to nominate Supervisor Mawhinney as Vice Chair. Supervisor Heidenreich seconded the motion. There were no other nominations and were closed. Supervisor Mawhinney elected as the Vice Chair 5-0.

4. SET COMMITTEE MEETING DAY AND TIME

The Committee decided by acclamation that the meeting day and time would remain as the second and fourth Tuesday of each month at 8:00 a.m.

5. MEETING MINUTES – APRIL 24, 2014

Supervisor Mawhinney moved the approval of the April 24, 2014 Committee minutes. Supervisor Gustina seconded the approval of the minutes. **APPROVED 5-0.**

6. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

County Surveyor Jason Houle introduced himself and the Deputy Surveyor Jada Vandergeest to the new Committee Supervisors.

7. **CODE ADMINISTRATION & ENFORCEMENT**

A. Action Item: Preliminary Land Division Approval

Mr. Byrnes reviewed the Land Divisions with the Committee.

- LD 2014 018 (Rock Township) Richard & Kathy Rebout

Supervisor Gustina made a motion to approve LD 2014 018; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions

1. 33' half road right-of-way (ROW) dedicated along W. Hanover Road in front of proposed Lot 1 at the discretion of the Town of Rock.
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. Solis on the lot may be restrictive to the replacement of the existing system."
5. Proposed lot lines must include the system area with the building which utilizes the system.
6. Final CSM to be submitted to and approved by the Planning and Development Agency one year after the date of Preliminary Approval.
7. 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 2014 019 (Janesville Township) – ABC North River Hills

Supervisor Mawhinney made a motion to table LD 2014 019 until next regular meeting; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Planning staff is directed to work with the applicant to come with revised easement language that satisfies both parties.

- LD 2014 020 (Porter Township) – Mary Larsen Trust

Supervisor Gustina made a motion to approve LD 2014 020 with conditions; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Conditions

1. Note on Final CSM: “No building which produces wastewater allowed on lot until an acceptable soil and site evaluation report is received”.
2. Indicate FEMA Floodplains on Final CSM.
3. Utility easements put on lot as requested by utility companies.
4. Require a Conservation Easement for Wetlands and Hydric Soils within the Shoreland Zoning District.
5. Final CSM submitted to and approved by the Planning and Development Agency one year from Committee approval.
6. CSM’s that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in an Exclusive Agricultural District.

8. FINANCE

- A. Department Bills/ Encumbrances/Amendments/Transfers

Supervisor Mawhinney made a motion to approve the bills and encumbrances; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

9. COMMUNITY DEVELOPMENT

Mr. Somppi reviewed the loans with the Committee.

- A. Action Item: CDBG Program Income (Loan ID 20730D-1) - \$5,300

Supervisor Mawhinney made a motion to approve Loan ID 20730D-1; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

Action Item: CDBG Program Income (Loan ID 20731D-1) - \$4,350

Supervisor Heidenreich made a motion to approve Loan ID 20731D-1; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –5 No- 0, Absent – 0)**

8. **COMMITTEE REPORTS**

None

9. **DIRECTORS REPORT**

- Beloit 208 Water Quality Plan – Mr. Byrnes reported that the TAC Committee recommended approval of the plan and it will be sent to the DNR for final review. The County Board will than be asked to formally approve the plan after DNR review.

10. **ADJOURNMENT**

Supervisor Gustina moved to adjourn the committee at 9:50 a.m.; second by Supervisor Heidenreich. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, May 22, 2014 at 8:00 a.m.**

Prepared by: Steve Schraufnagel – Acting Secretary