



MINUTES

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, MAY 13, 2021 – 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, May 13, 2021. Chair Sweeney presided. Supervisors present: Al Sweeney, Wayne Gustina, Wes Davis, Russ Podzilni, and Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Steve Godding (Planner III), Dana Sanwick (Office Coordinator), Jennifer Borlick (GIS Manager), James Otterstein (Economic Development Manager), Michelle Schultz (Real Property Lister), and Supervisor Kathy Schulz.

1. Call to Order
Roll Call

2. Adoption of Agenda

Removed Code Enforcement item 2021 021 (Porter Township) from Agenda.

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

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held April 22, 2021 at 8:00 am

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

4. Citizen Participation, Communications and Announcements

5. Code Enforcement

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

1. 2021 016 (Porter Township) – Udder End Farms (One Lot CSM)
Moved by Supervisor Gustina **Seconded** by Supervisor Podzilni
Approved with conditions (5-0)

1. Existing easements shall be shown and proposed utility easement(s) 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 systems." Proposed lot lines must include the system area with the building which utilizes the system. (The POWTS and well information is missing from the survey).
3. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the base farm track requirements.
4. Dedicate a thirty-three foot half road right-of-way along N. Riley Rd at the discretion of 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 Rock Co. Register of Deeds within 6 months of final approval.

B. Possible Action Item: Discuss and Consider a Policy Related to Maximum Fee for Land Division Review and Approval

Discussion occurred regarding how other Wisconsin Counties charge for land division review and approval. Examples from other counties was provided to the committee members. Committee members agreed to no action at this time and to review fees during the normal budget process.

6. Community Development

- A. **Action Item:** Approval or Denial of a Citizen Objection of a subordination request denial associated with an existing Community Development Mortgage.

Moved for denial by Supervisor Davis **Seconded** by Supervisor Podzilni
Approved (5-0)

Subordination was denied as it exceeded the 80% threshold that is stated in the Community Development Policy and Procedure manual for subordination. Committee made the decision to uphold the denial based on the Policies and Procedures.

7. Economic Development

A. Information Item: First Quarter Rock Ready Index / Rock County Economic Report

Mr. Otterstein reviewed the Q1 2021 Rock Ready Index, a quarterly dashboard report that is compiled and distributed by the Agency. Various statistical references, trends and observations were woven into his remarks. He also highlighted, as well as responded to questions regarding, specific economic and workforce development projects throughout the County. There was discussion. Since it was an information item, there was no Committee action.

8. Corporate Planning

A. **Action item:** Resolution Authorizing the Creation of a Redistricting Ad-Hoc Committee

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

Release of 2020 census data pushed off to August 2021 or September 2021.
Nomination papers for 2022 election due December 2021. This may mean redistricting of supervisor districts may have to be delayed. This resolutions authorizes the County Board Chair to appoint and an ad-hoc and technical advisory committee to oversee that process.

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

10. Director's Report

Andrew advised that WPHD is suggesting a short-term policy for CDBG/HOME projects due to the high cost of lumber. Possibly a grant for the extra cost of lumber.

Housing Authority has met and moving forward on what aspects they would like to pursue.

11. Committee Reports

12. Adjournment at 8:50AM

Moved by Supervisor Gustina **Seconded** by Supervisor Podzilni
Approved (5-0)

Future Meeting Dates

May 27, 2021 8:00 AM

June 10, 2021 8:00 AM