



MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, January 14, 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, January 14, 2021. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator), Michelle Schultz (Real Property Lister).

Others in Attendance: Supervisor Shirley Williams, Ron Combs.

1. Call to Order:
2. Adoption of Agenda.

Moved by Supervisor Davis, **Seconded** by Supervisor Podzilni. **Adopted (5-0)**

3. Approval of Minutes of the Planning & Development Meeting held Thursday, December 10, 2020 at 8:00 am.

Moved by Supervisor Gustina, **Seconded** by Supervisor Potter. **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 069 (Plymouth Township) – Thompson (3 Lot CSM)

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

Conditions:

- 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 “No buildings which produce wastewater are allowed on until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
- 3). Dedicate 33 foot half road right of way along N Butler Rd at the discretion of the Town of Plymouth.
- 4). The final CSM shall indicate a potential building site for each lot consistent with Town of Plymouth and Rock County Ordinances as referenced below.
- 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

2. 2020 072 (Milton Township) – Coats (3 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 easement(s) 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). Note on Final CSM: “Lot 2 & 3 contain existing building 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.”
- 4). Proposed lot line must include the system area with the building which utilizes the system.
- 5). Dedicate 33 foot half road right of way along N Kennedy Rd at the discretion of the Town of Milton.

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 Rock Co Register of Deeds within 6 months of the final approval.

3. 2020 073 (Porter Township) – Reed (2 Lot CSM)

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

Conditions:

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 “No building which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies.

3). 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.”

4). Proposed lot lines must include the system area with the building which utilizes the system.

5). Approval is conditioned on approval of a rezone by the Town of Porter and the associated standards of the Porter Zoning Ordinance.

6). Town of Porter conditions:

Lot 1: Ensure setback of north lot line has proper setback to structure on parent lot.

Lot 2: No new tree plantings with a mature height of 25 feet or more within 25 feet of lot line.

Letter of affidavit to enroll the required 50 acres in permanent agriculture easement with two options; Rock County PACE program donation or Town of Porter easement recorded Rock County Register of Deeds.

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

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

4. 2020 074 (Fulton Township) – Frog LLC (1 Lot CSM)

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

Conditions:

- 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 system.”
- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Comply with the standards in the Town of Fulton Zoning Ordinance related to creating a new lot in the AG Zoning District.
- 5). Dedicate a 33 foot half road right of way along N Dallman Rd at the discretion of the Town of Fulton.
- 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 Rock Co. Register of Deeds within 6 months of final approval

5. 2020 076 (Lima Township) – Grundahl (1 Lot CSM)

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

Conditions:

- 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 system.”

- 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
- 4). Comply with the standards in the Town of Lima Zoning Ordinance related to creating a new lot in the A1 Zoning District.
- 5). Dedicate a 33 foot half road right of way along N Sturtevant Rd at the discretion of the Town of Lima.
- 6). Final CSM shall delineate the approximate water line based on the 2020 air photo.
- 7). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 8). Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

6. 2020 077 (Rock Township) – Laser (2 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 easement(s) 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 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agency.”
- 3). Note on Final CSM: “Impervious surfaces, including buildings and other ground cover, shall be limited to 12.5 percent of the area of Lots 1 and 2. Exceptions may be permitted by the Town of Rock if storm water plan is developed.
- 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 Rock Co. Register of Deeds within 6 months of final approval.

6. Community Development

None

7. Economic Development

None

8. Finance
 - A. Information Item: Committee Review of Payments
Reviewed
 - B. **Action Item:** Transfers
No Transfers.
9. Directors Report
 - A. Introduction of Senior Planner
 - B. Status of Planner III Recruitment
 - C. Semi Annual Report – Attendance of Conferences/Conventions
10. Committee Reports.
None
11. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Davis,
All in Favor, Time: 8:45 am.

Respectfully Submitted – Dana Sanwick, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

January 28, 2021 8:00 AM

March 22, 2021 8:00 AM