



MINUTES
Agenda
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, OCTOBER 28, 2021 – 8:00 A.M.
ROCK COUNTY COURTHOUSE N1/N2 CONFERENCE ROOM - (5th Floor)
AND VIA ZOOM

The meeting of the Rock County Planning & Development Committee was called to order at 8:06 a.m. on Thursday, October 28, 2021. Chair Sweeney presided. Supervisors present in person: Al Sweeney. Supervisors present via Zoom: Wes Davis, Robert Potter, Russ Podzilni, Wayne Gustina. QUORUM PRESENT.

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

Rock County Staff via Zoom: Jennifer Borlick (GIS Manager), Steve Godding (Planner III).

Others present via ZOOM: Supervisor Shirley Williams

1. Call to Order
Roll Call

2. Adoption of Agenda

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

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held October 14, 2021 at 8:00 am

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

4. Citizen Participation, Communications and Announcements

5. Code Enforcement

A. **Action Item** Land Divisions:

1. 2021 059 (Porter Township) – Benedict (1 Lot CSM)

Moved by Wes Davis **Seconded** by Robert Potter
Motion was to bring item to the table.

Chris Munz-Pritchard outlined the recommended conditions of approval. Prior to the vote Chairman Sweeney interjected that Combs changed the size of Lot 1 to 9 acres prior to town meeting. Landowner requested to have a 1 acre parcel on the North end, shifting the North lot line South. Combs did not provide the updated maps to Rock County.

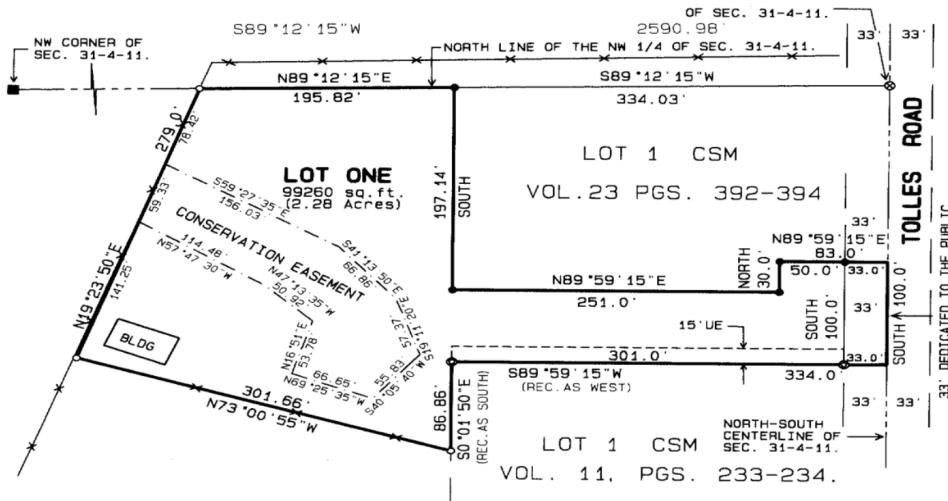
Motion made by Supervisor Davis to postpone vote until Chris has looked over the changes. **Seconded** by Supervisor Gustina **Approved** (5-0)

2. 2021 062 (Porter Township) – Crull (3 Lot CSM) With Conditions

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

Recommended Conditions:

- Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable). Utility easements to be located on lots as requested by utility companies. Below is the CSM file in 2002 showing conservation and utility easements that need to be shown.



- May want to consider adding a joint use easement for the shared driveway with Tax ID: 032 0310030010 Parcel Number: 6-16-252A.1



3. The zoning is A-E. The approval is conditioned on the Town of Porter approving the division as per the Zoning Ordinance and Base Farm Track requirements. Additionally, the parcels may not meet the Town of Porter's minimum requirements for their zoning districts and may need to be rezoned to a more appropriate zoning district. The lot needs to meet the minimum requirements zoning districts for the Town of Porter.
 4. Dedicate a thirty-three foot half road right-of-way along the road at the discretion of the Town.
 5. Note on Final CSM: "Lot 1, Lot 2 & Lot 3 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.
 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.
3. 2021 064 (Johnstown Township) – Weberpal (1 Lot CSM)

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

Recommended Conditions:

1. The Agricultural District (A-1) in the town of Johnstown zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning.

Per 4.3 A-1 (3) C): Farm dwellings and related farm structures existing as of September 29, 1982, may be separated from the farm plot provided that no parcel thus created shall exceed five (5) acres or be less than three (3) acres. The remaining portion of the original parcel shall conform to the standards of this district, and the new parcel shall conform to the standards of the A-3 district.

2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. Dedicate a thirty-three foot half road right-of-way along adjacent roads at the discretion of the Town.

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

7. Economic Development

A. Information Item: Q3 2021 Rock Ready Index

Mr. Otterstein reviewed the Q3 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. There was discussion. Since it was an information item, there was no Committee action.

8. Corporate Planning

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

10. Director's Report

A. 2022 Recommended Budget Review/Questions

Michelle Schultz and Andrew Baker opened the floor for any questions regarding the 2022 Budget. Minimal to no changes from previous year on the 2022 Budget.

11. Committee Reports

12. Adjournment at 8:34AM

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

Future Meeting Dates
November 11, 2021