



**PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, SEPTEMBER 9, 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 8:00 a.m. on Thursday, September 9, 2021. Chair Sweeney presided. Supervisors present in person: Al Sweeney, Wayne Gustina, Russ Podzilni. Supervisors present via Zoom: Wes Davis, Robert Potter. QUORUM PRESENT.

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

Rock County Staff via Zoom: Steve Godding (Planner III), Jennifer Borlick (GIS Manager), James Otterstein (Economic Development Manager), Josh Smith (County Administrator)

Other Supervisors present via Zoom: Kathy Schulz, Shirley Williams.

Others present via Zoom: Todd Mandel (Wisconsin Partnership for Housing Development), Jeff Garde, Doug Hasseler.

1. Call to Order
Roll Call – Quorum present.

2. Adoption of Agenda

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

Action Item 5A1 removed from agenda. Not acted on by the town yet.

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held August 26, 2021 at 8:00 am

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

4. Citizen Participation, Communications and Announcements

Chair Sweeney noted that he has been getting a lot of concerned phone calls regarding excavation on a solar farm. Chair Sweeney will meet with Andrew Baker and Chris Munz-Pritchard on this issue.

5. Code Enforcement

A. **Action Item** Land Divisions:

1. ~~2021 049 (Turtle Township) Tall Trees Subdivision (33 Lots)~~

2. 2021 054 (Turtle Township) – Hasseler (1 Lot CSM)

Moved W/Conditions by Supervisor Gustina **Seconded** by Supervisor Podzilni
Approved (4-1)

Chris Munz-Pritchard reported on this land division and gave recommendations as listed below. Andrew Baker expanded on flag lot requirements. Discussion on flag lot ordinance ensued.

Roll call taken for vote:
Supervisor Gustina – **Yes**
Supervisor Davis – **Yes**
Supervisor Podzilni – **Yes**
Supervisor Potter – **Yes**
Chair Sweeney – **No**

If Lot 1 is approved as presented, the following conditions of approval are recommended.

1. Note on Final CSM “No buildings which produce wastewater are allowed on Lots 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.

2. The minor land division falls under extraterritorial jurisdiction of the City of Beloit and may need additional approvals.

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

4. The lot does not meet the minimum lot size of 35 acres in the A-E zoning district. The town will need to re-zone the lots to meet the town zoning district’s requirements.

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.

6. Community Development

- A. **Possible Action Item:** Initial Review of Proposed Changes to the Rock County Policies and Procedures Manual (Sent to Committee via email due to size of file)

Moved w/changes by Supervisor Potter **Seconded** by Supervisor Davis
Approved (4-1)

Andrew Baker gave a short overview of the Policy and Procedures Manual for the CDBG/HOME programs. The revisions being proposed are to help more clients be eligible for the programs.

Todd Mandel from Wisconsin Partnership for Housing Development explained the changes that are being made to the policies: removal of credit check, removal of bankruptcy being a consideration factor, subordination policy change from 80% LTV to 100-120% LTV, adding a clause for uninsurable property that is need of emergency repair, and implementing time limits for both clients and contractors to submit paperwork.

Roll call taken for vote:
Supervisor Gustina – **No**
Supervisor Davis – **Yes**
Supervisor Podzilni – **Yes**
Supervisor Potter – **Yes**
Chair Sweeney - **Yes**

7. Economic Development

8. Corporate Planning

9. Finance

A. Information Item: Committee Review of Payments

B. **Action Item:** Transfers

10. Director's Report

Andrew Baker reported that the drafts of the revised redistricting maps are available on line on the Rock County website.

11. Committee Reports

12. Adjournment at 9:08AM

Moved by Supervisor Gustina **Seconded** by Supervisor Podzilni

Future Meeting Dates

September 23, 2021

October 14, 2021