



MINUTES – SPECIAL MEETING
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, FEBRUARY 23, 2012 - 5:00 P.M.
PLANNING OFFICE CONFERENCE ROOM
SECOND FLOOR – EAST WING
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. CALL TO ORDER

The meeting of the Rock County Planning & Development Committee Special Meeting was called to order at 5:01 p.m. on Thursday, February 23, 2012 at the Rock County Courthouse Planning Agency Conference Room. Chair Al Sweeney presided. Supervisors present: Wayne Gustina and Phil Owens. Marilyn Jensen arrived at 5:06 p.m.

Planning & Development Staff present: Paul Benjamin (Director), Colin Byrnes (Zoning Administrator), and Steve Schraufnagel (Acting Secretary).

Others present: Ron Combs.

2. ADOPTION OF AGENDA

Supervisor Owens moved to adopt the agenda, Supervisor Gustina seconded. **ADOPTED** as presented.

3. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

None

4. CODE ENFORCEMENT

A. Action Item: Preliminary approval of LD 2012 002 (Turtle Township) – Steve Meade.

Mr. Byrnes presented this Land Division.

Supervisor Owens moved the approval of LD 2012 002 with conditions; second by Supervisor Gustina. All in favor – **Approved (Yes – 4, No – 0, Absent – 1)**

Conditions to be met:

1. Existing structures shall meet setback regulations.
2. 33-foot ½ ROW to be dedicated along E. Creek Road
3. Show septic system & well locations on Final CSM.
4. Note on Final CSM: "Since lot contains existing buildings which utilize an existing private sewage system, no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." Also, proposed lot lines must include the system area with the building that utilizes the system.

5. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before February 23, 2013.
6. As per Section 38-12(8) of the Rock County Land Division Regulations, " Any application not receiving Administrator approval as a final land division within the aforementioned timeline shall be null and void and the applicant shall be required to submit a new application if wishing to proceed with the land division. Extension of the aforementioned timeline may be applied for by the applicant prior to expiration of effectiveness and granted by the Committee at their discretion upon findings that delays are beyond the control of the applicant and that no material change in the land division, as stated in the application, has occurred or is reasonably expected to occur."
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 in an Exclusive Agricultural District.

13. ADJOURNMENT

Supervisor Owens moved to adjourn the committee at 5:16 p.m.; second by Supervisor Gustina. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, March 8, 2012 at 8:00 a.m.**

Prepared by: Steve Schraufnagel - Acting Secretary