

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: August 5, 2015

The Adams County Planning & Zoning Committee was called to order by Chairman Joe Stuchlak at 1:00 P.M. on Wednesday August 5, 2015 with the following members present: Mark Hamburg, Larry Babcock, Rocky Gilner, Barb Morgan, and Randy Theisen. **Al Sebastiani was excused.** Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Barb Morgan made a motion to approve the agenda as presented. Rocky Gilner seconded the motion. All in favor. Motion carried. Public Hearings: John J. Buck, Sr. – Request for a Conditional Use permit under Section 5-12.03 (A) of the Adams County Comprehensive Zoning Ordinance to allow continued use of the property for a recycling facility in a B1 Rural Business District on property located in the NE ¼ SW ¼, Section 32, Township 18 North, Range 6 East, at 1866 State Hwy 13, Town of Preston, Adams County, Wisconsin. The Town of Preston had no objection to the request with the condition that everything was stored out of site at the end of the day. Phil McLaughlin stated that Mr. Buck agreed to surrender the Conditional Use Permit to collect recyclable products that was issued on August 3, 2011 for the property at 1848 State Road 13. Discussion was held in which Barb Morgan stated that the condition requested by the Town of Preston to have the recycling equipment and recycling materials removed from the front of the building and placed in a screened area as to not be visible from the highway at the end of each day be added. Rocky Gilner made a motion to approve the Conditional Use Permit with those conditions. Randy Theisen seconded the motion. Roll Call. 6 – Yes. Motion carried. Michael D. Fust – Rezoning request of a portion of a 5 acre parcel (1 acre) from an R1 Single Family Residential District to an R3 Versatile Residential District to allow a single wide manufactured home on property located in the SE ¼, SW ¼, Section 34, Township 17 North, Range 6 East, lot 3 of CSM 346 at 970 County Road E, Town of Adams, Adams County, Wisconsin. The Town of Adams did not object to the request. Mr. Fust stated that he currently has two campers on site and wants to replace them with a 1980 single wide manufactured home. Discussion followed. Larry Babcock made a motion to approve the request and forward that recommendation to the County Board for a final action. Mark Hamburg seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Dwayne E. & Sherry L. Zawistowski – Rezoning request of a portion of a 17.5 acre parcel (1 acre) from an R3 Versatile Residential District to a B1 Rural Business District to allow part of an existing building to be used for an office to conduct internet sales of guns with possible future retail sales on property located in the SE ¼, SW ¼, Section 29, Township 16 North, Range 6 East, Lot 1 of CSM 3182 at 2899 11th Drive, Town of Easton, Adams County, Wisconsin. The Town of Easton did not have any objections to the request. Discussion was held. Mark Hamburg made a motion to approve the rezoning request and forward that recommendation to the County Board for final action. Rocky Gilner seconded the motion. Roll Call Vote: 6 – Yes. Motion carried.

Chairman Stuchlak closed the Public Hearing portion of the meeting and stated that public participation would be taken as needed.

Mark Hamburg made a motion to approve the minutes from the July 1, 2015 Committee Meeting. Rocky Gilner seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of July and the proposed 2016 Surveyor Budget to the Committee for review. Discussion was held regarding Mr. Rhinehart retiring at the end of his term in 2016 and possible changes to the surveyor position job description. Barb Morgan made a motion to approve the Surveyor's report as presented. Mark Hamburg seconded the motion. All in favor. Motion carried. Mark Hamburg made a motion to approve the proposed 2016 Surveyor's Budget and forward to the Administrative Coordinator's Office. Larry Babcock seconded the motion. All in favor. Motion carried.

Register of Deeds Jodi Helgeson discussed property fraud and how the average citizen can subscribe to a hotline for notification of such. Ms. Helgeson presented the proposed 2016 Register of Deeds budget to the Committee for review. Discussion followed. Mark Hamburg made a motion to approve the Register of Deed's report. Randy Theisen seconded the motion. All in favor. Motion carried. Barb Morgan made a motion to approve the proposed 2016 Register of Deeds budget and forward to the Administrative Coordinator's Office. Larry Babcock seconded the motion. All in favor. Motion carried.

Jodi Helgeson presented the proposed 2016 Land Information budget to the Committee for review. Discussion followed. Randy Theisen made a motion to approve the Land Information report. Barb Morgan seconded the motion. All in favor. Motion carried. Larry Babcock made a motion to approve the proposed 2016 Land Information budget and forward to the Administrative Coordinator's Office. Rocky Gilner seconded the motion. All in favor. Motion carried.

Farmland Preservation: Mr. McLaughlin stated that he has four people for the Ad Hoc Committee, but still needs more.

Forestry District: Mr. McLaughlin stated that he has met with the towns of Adams, Colburn, New Chester, New Haven, Jackson and Springville to explain the Forestry District. It was noted that there were not a lot of citizens present at those meetings. Discussion followed.

Phil McLaughlin presented the proposed 2016 Planning & Zoning budget. Discussion was held. Randy Theisen made a motion to approve the proposed 2016 Planning & Zoning budget with changes noted and forward to the Administrative Coordinator's Office. Mark Hamburg seconded the motion. All in favor. Motion carried.

Planning & Zoning Updates: Discussion was held regarding the County purchasing forest land. Discussion was held regarding the vacant office position and scheduling interviews.

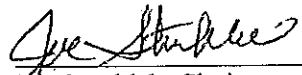
The Financial Report for the month of June was presented to the Committee for review and approval. Larry Babcock made a motion to accept the Financial Report as presented. Randy Theisen seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next Committee meeting was scheduled for September 2, 2015 at 1:00 P.M.

Barb Morgan made a motion to adjourn. Mark Hamburg seconded the motion. All in favor. Motion carried.

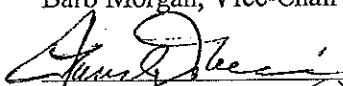
Adjourned: 2:14 P.M.



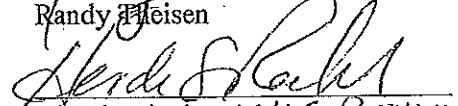
Joe Stuchlak, Chair



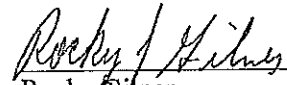
Barb Morgan, Vice-Chair



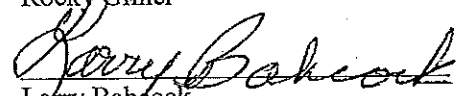
Randy Theisen



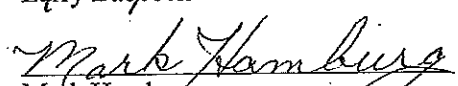
Al Sebastiani- HEIDI S ROEKLE



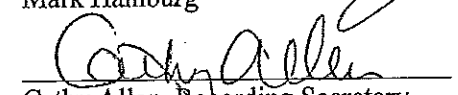
Rocky Gilner



Larry Babcock



Mark Hamburg



Cathy Allen, Recording Secretary