

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: February 3, 2016

Chairman Joe Stuchlak called the Adams County Planning & Zoning Committee Meeting to order at 1:00 P.M. on Wednesday February 3, 2016 with the following members present: Barb Morgan, Mark Hamburg, Rocky Gilner, Randy Theisen, Larry Babcock and Al Sebastiani. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Thad Kubisiak, County Manager. Pledge of Allegiance. Was this meeting properly announced? Phil McLaughlin stated that it was. Roll Call. Larry Babcock made a motion to approve the agenda as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Public Hearings: Jaroslaw & Joanna Zaworski – Rezoning request of a portion of a parcel (approx. 4 acres) from an A1 Exclusive Agriculture District to an R2 Rural Residential District with a Conditional Use Permit under Section 5-6B.03(F) the Adams County Comprehensive Zoning Ordinance to allow temporary rent or lease of a single family dwelling on property located in the E ½, SE ¼, Section 27, Township 17 North, Range 6 East, Lot 2 of CSM 4682 at 924 Dyke Avenue, Town of Adams, Adams County, Wisconsin. Phil McLaughlin noted that there was no Township Participation form submitted. Joanna Zaworski stated that they have not yet met with the Town Board regarding this matter. Discussion was held. It was the Committee’s consensus that they did not want to make a decision on the rezone and conditional use without Town Board input. Mark Hamburg made a motion to postpone the hearing until the March Planning & Zoning Committee Meeting. Randy Theisen seconded the motion. All in favor. Motion carried. Discussion was held regarding additional hearing fees. Randy Theisen made a motion to charge the minimum \$100.00 fee for additional publication fees. Larry Babcock seconded the motion. 5 – Yes. 2 – No. (Gilner, Hamburg) Adams County Building Construction Ordinance – Proposed revisions. Phil McLaughlin informed the Committee that for the most part any changes to the Ordinance were code numbers. The current Ordinance still addresses compliance with the Department of Industry, Labor and Human Relations (IHLR) and needs to be updated. It was noted that the Ordinance is just being updated to meet State Code requirements under the Department of Safety and Professional Services. Randy Theisen questioned the bond fee required for moving a building. Discussion was held whether it makes a difference in what type of building is to be moved, as the bond is to cover costs and expenses on damages incurred in the moving process. The Committee directed Phil McLaughlin to research bond requirements with other Counties. Mark Hamburg made a motion to table the hearing until next month. Barb Morgan seconded the motion. All in favor. Motion carried. Proposed Adams County Mobile Tower Siting Ordinance – Al Sebastiani will abstain from this hearing and is excused by Chairman Stuchlak. Phil McLaughlin stated that even though the County cannot say no to the proposed location of a tower, the Ordinance will allow conditions to be placed, such as lights, colored balls, etc. Discussion was held with a title change from Adams County Mobile Tower Siting Ordinance to Adams County Mobile Service Facilities and Support Structures Ordinance. Jeff Reabe, President of the Wisconsin Agricultural Aviation Association was present to add his support to the proposed Ordinance. Barb Morgan made a motion to approve the Ordinance with the title change and forward that recommendation to the County Board for final approval. Randy Theisen seconded the motion. All in favor. Motion carried.

Chairman Stuchlak closed the public hearing portion of the meeting and stated that public participation will be taken as needed.

Barb Morgan made a motion to accept the minutes from the January 6, 2016 meeting as presented. Mark Hamburg seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his report for the month of January. Discussion was held regarding a job description for a part time surveyor when Mr. Rhinehart retires. Mark Hamburg made a motion to approve the Surveyor’s report as presented. Barb Morgan seconded the motion. All in favor. Motion carried.

Register of Deeds/Land Information: Jodi Helgeson was on vacation and submitted a written report. Mark Hamburg made a motion to approve the Register of Deed’s and Land Information reports as submitted. Randy Theisen seconded the motion. All in favor. Motion carried.

Nonmetallic Mining Reclamation Fee Schedule. Phil McLaughlin stated that there aren’t any changes to the fee schedule, but it needs to be approved every two years. After review, Barb Morgan made a motion to approve the fee schedule as is. Randy Gilner seconded the motion. All in favor. Motion carried.

Phil McLaughlin stated that the Farmland Preservation advisory committee has not met a second time yet, so there is nothing new to report.

Forestry District: Phil McLaughlin stated that Jon Galloy has the proposed Forestry District maps printed out and asked the Committee for direction. It was the Committee’s consensus to schedule a Public Hearing at the Community Center at 7:00 P.M. on March 22nd or 23rd. Mr. McLaughlin stated that he will contact the newspaper(s) about doing an article explaining the Forestry District. The office will also post notices at various locations in the County.

Codification Manuscript: County Manager Thaddius Kubisiak was present to explain that this was budgeted for through Corporation Counsel's office and submitted to a company that specializes in cleaning up and combining ordinances. There aren't any changes to the laws, just updating them, and cleaning up the wording. Basically, all County Ordinances are reviewed and the company then suggests changes to wording. Committees or someone appointed by the Committees review those suggestions. Final decisions are made. All County Ordinances are then turned into one unified document being the County Code. Barb Morgan made a motion to have Phil McLaughlin make the revisions and bring back to the Committee in March or April for final revisions. Mark Hamburg seconded the motion. All in favor. Motion carried.

Mark Hamburg left at 2:36 P.M.

Planning & Zoning Updates: Inspector Joe Jackson joined the meeting at 2:36 P.M. Mr. Jackson informed the Committee that the State has implemented major changes to deck codes January 1, 2016, but did not notify any enforcement agencies of the changes until three weeks later. Mr. Jackson wants the Committee to be aware that the changes are so dramatic that complaints will be made by contractors and property owners about the fact that when decks fail inspection, it will not be a simple fix. The deck will basically need to be taken apart to fix the problem. Discussion was held.

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

Correspondence: None.

The next Committee meeting is scheduled for March 2, 2016 at 1:00 P.M.

Al Sebastiani made a motion to adjourn. Randy Theisen seconded the motion. All in favor. Motion carried.

Adjourned: 2:55 P.M.

Joe Stuchlak, Chair

Rocky Gilner

Barb Morgan, Vice-Chair

Larry Babcock

Randy Theisen

Mark Hamburg

Al Sebastiani

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE COMMITTEE.