

ADAMS COUNTY
PLANNING & ZONING COMMITTEE
MEETING MINUTES: January 4, 2017

Chairman Rocky Gilner called the Adams County Planning & Zoning Committee Meeting to order in Room A260 at the Courthouse in Friendship Wisconsin at 1:00 P.M. with the following members present: Randy Theisen, Larry Borud, Fred Nickel and Al Sebastiani. Dave Repinski sat in for Larry Babcock and Barb Morgan was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Pledge of Allegiance. Roll Call. Al Sebastiani made a motion to approve the agenda. Randy Theisen seconded the motion. All in favor. Motion carried.

Public Hearings: Robert C. Schwark and Jeanette Emery – Rezoning request of a 6.85 acre parcel from a B1 Rural Business District to an R3 Versatile Residential District of the Adams County Comprehensive Zoning Ordinance to allow a single wide manufactured home on property located in the SW ¼, NW ¼, Section 16, Township 16 North, Range 6 East, Lot 1 of CSM 4422 at 2646 11th Avenue, Town of Easton, Adams County, Wisconsin. Robert Schwark and Jeanette Emery were present to explain that they bought to the property with the intention of replacing the old mobile home. They explained that they have cleaned up the property by removing hundreds of tires, scrap and garbage. Discussion followed about reducing the area to be rezoned to R3 from 6.85 acres to 2 acres, which would encompass the house, garage and septic system. Fred Nickel made a motion to grant the request from B1 Rural Business, with two acres to be rezoned to R3 according the map submitted by the owner and the remaining 4.65 acres to R2 Rural Residential and forward that recommendation to the County Board for final action. Randy Theisen seconded the motion. Roll Call Vote: 6 – Yes. Motion carried. Adams County Shoreland Wetland & Habitat Protection Zoning Ordinance – Proposed revisions. NOTE: several revisions were required to be compliant with changes in State Law. Phil McLaughlin explained that Ordinance revisions are required to comply with changes mandated by the State of Wisconsin, and that the DNR has completed their review. Mr. McLaughlin gave a synopsis of the changes noting that the bold/italic areas are new text. Most of the comments from the audience were regarding buffer area changes. Randy Theisen made a motion to accept the revisions to the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance and forward that recommendation to the County Board for final action. Fred Nickel seconds the motion. Mr. Nickel also requested that Mr. McLaughlin print up some brochures with the general requirements of the revised Ordinance. Roll Call Vote: 6 – Yes. Motion carried.

Chairman Gilner closed the public hearings and stated that public participation will be taken as appropriate on agenda items.

After noting that the Agenda mistakenly noted the November 2, 2016 minutes for review, Randy Theisen made a motion to accept the minutes from the December 7, 2016 as presented. Larry Borud seconded the motion. All in favor. Motion carried.

County Surveyor Greg Rhinehart presented his monthly report to the Committee.

Jodi Helgeson's report on Register of Deeds office activities and the Land Information report were given to the Committee by speakerphone and indicated that her annual report will be submitted to the Committee in March 2017.

Planning & Zoning Updates: Phil McLaughlin stated that now that the Farmland Preservation Plan and Shoreland Ordinance have been completed, he will be working on revisions to the Comprehensive Zoning Ordinance, which include adding the Farmland Preservation requirements. Discussion was held on the Septic Tank Maintenance reporting progress. Mr. McLaughlin informed the Committee that the new inspector, Peter Studley has passed the tests for UDC Electric and UDC-HVAC Certifications.

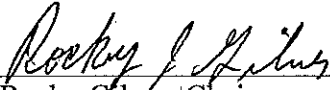
The Financial Report for the month of November was presented to the Committee for review.

Correspondence: None.

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

Larry Borud made a motion to adjourn. Al Sebastiani seconded the motion. All in favor. Motion carried.

Adjourned: 2:07 P.M.




Rocky Gilner, Chair

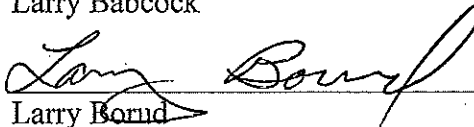
Fred Nickel

Barb Morgan, Vice-Chair

Larry Babcock



Randy Theisen



Larry Borud



Al Sebastiani



Cathy Allen, Recording Secretary