



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, SEPTMEBER 13, 2012 - 8:00 A.M.
COURTHOUSE CONFERENCE CENTER
SECOND FLOOR – EAST WING
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. CALL TO ORDER

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, September 13, 2012 at the Rock County Courthouse. Chair Al Sweeney presided. Supervisors present: Wayne Gustina, Marilyn Jensen and Phil Owens. Supervisor Mawhinney was not in attendance.

Planning & Development Staff present: Paul Benjamin (Director), David Somppi (Community Development Manager) Colin Byrnes (Zoning Administrator), Steve Schraufnagel (Acting Secretary), Michelle Schultz (Real Property Lister) and Cheryl Martin (Accountant)

Citizens present: Steve Lathrop (Combs and Associates), and Ron Ochs.

2. ADOPTION OF AGENDA

Supervisor Owens moved to adopt the agenda, Supervisor Gustina seconded.
ADOPTED 4-0.

3. MEETING MINUTES – AUGUST 23, 2012

Supervisor Jensen noted several minor typos. Supervisor Jensen moved the approval of the August 23, 2012 Committee minutes as amended; seconded by Supervisor Owens.
APPROVED. 4-0

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Director Benjamin gave the Committee an update on the Farmland Preservation Plan. Noted that both Avon and Rock Townships are close to approving their map and Wade Thompson has resubmitted the draft plan to DATCP. Ms. Munz-Prichard continues to meet with several towns on their farmland preservation map.

5. **CODE ENFORCEMENT**

A. Action Item: Preliminary Approval of Land Divisions

Mr. Byrnes discussed the submitted land divisions.

- LD 2012 033 (Spring Valley Township) – John Powell

Supervisor Owens made a motion to conditionally approve LD 2012 033; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

- LD 2012 034 (Spring Valley Township) – John Powell

Supervisor Gustina moved to approve LD 2012 034 with the submitted conditions; second by Supervisor Owens. – **Approved (Yes – 4, No – 0, Absent – 1)**

B. Action Item: Proposal to partially refund Rock County Land Division Application Fee if a Town Governmental Unit denies the Land Division.

Mr. Byrnes explained the process and proposal submitted by Combs and Associates.

Mr. Lathrop of Combs and Associates expressed concern over his clients possible loss of the fees incurred in submitting the land division application if the Town denies the application.

No motion was made; hence the action item is not approved.

6. **FINANCE**

Action Item: Department Bills/Encumbrances/Amendments/Transfers

Supervisor Owens moved to approve the bills; second by Supervisor Gustina. All in favor – **Approved (Yes – 4, No – 0, Absent – 1)**

7. **COMMUNITY DEVELOPMENT**

Mr. Somppi described to the Committee the following projects.

A. Action Item: Project ID 020714D1 Change Order (+\$720)

Supervisor Gustina moved to approve Project ID 020714D1; second by Supervisor Owens. All in favor – **Approved (Yes – 4, No – 0, Absent – 1)**

B. Action Item: Project ID 020722D1 (\$2,755)

Supervisor Jensen moved to approve Project ID 020722D1; second by Supervisor Gustina. All in favor – **Approved (Yes – 4, No – 0, Absent – 1)**

C. Action Item: Request for Review of Staff Decision for Denial of Loan Subordination – Loans # 00735D1 / 020650D1.

Mr. Somppi stated that the staff has been requested by the applicant to subordinate a loan. Mr. Somppi explained to the Committee what has to occur for the Committee to even consider approving such a request. The request does not meet these standards.

The applicant addressed the Committee. He believes there is enough equity in his property that the subordination should not affect the County's position in the process.

Supervisor Owens moved to deny the Subordination request; second by Supervisor Gustina. All in favor – **Approved (Yes – 4, No – 0, Absent – 1)**

8. DIRECTORS REPORT

Director Benjamin reported on the following:

- **Beloit Area Water Quality Planning** – Mr. Benjamin stated that he attended a special Town of Turtle meeting that discussed the issues between the Town and the City of Beloit concerning primarily with annexations, water quality and the Inman Parkway Extension. He believes that they have come up with a strategy to attempt to work out these issues with the City. Turtle Town Chair Roger Anclam, Mr. Benjamin and Wade Thompson met with Attorney William White of Madison. He has a philosophy that could alleviate these issues between the Town and City.

9. COMMITTEE REPORTS

None at this time.

10. ADJOURNMENT

Supervisor Owens moved to adjourn the committee at 9:04 a.m.; second by Supervisor Gustina. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, September 27, 2012 at 8:00 a.m.**

Prepared by: Steve Schraufnagel - Acting Secretary