



**MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, NOVEMBER 13, 2014 - 8:15 A.M.
COURTHOUSE CONFERENCE ROOM
SECOND FLOOR
ROCK COUNTY COURTHOUSE
JANESVILLE, WI**

1. CALL TO ORDER

The meeting of the Rock County Planning & Development Committee was called to order at 8:17 a.m. on Thursday, November 13, 2014 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Mary Mawhinney, Wes Davis and Jason Heidenreich. Supervisor Gustina was not in attendance.

Planning & Development Staff present: Colin Byrnes (Acting Planning Director/Zoning Administrator), Steve Schraufnagel (Acting Secretary), and Adam Pritchard (Engineer).

Citizens present: Ron Combs (Surveyor), Frank McKearn (Batterman), Richard Gerdeman, Charles Losinsice, Attorney Chris Isackson, and Susan Hanson.

2. ADOPTION OF AGENDA

Supervisor Mawhinney moved to adopt the agenda; Supervisor Heidenreich seconded the motion to approve the agenda. **Approved 4-0.**

3. MEETING MINUTES – October 23, 2014

Supervisor Mawhinney moved the approval of the October 23, 2014 Committee minutes. Supervisor Heidenreich seconded the approval of the minutes. **APPROVED AS 4-0.**

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

None at this time.

5. CODE ADMINISTRATION & ENFORCEMENT

A. Action Item: Public Hearing Shoreland Conditional Use Permit – Beloit Club Holdings, LLC.

Supervisor Mawhinney made a motion to go into public hearing; Seconded by Supervisor Heidenreich. All in favor – Approved (Yes –4 No- 0, Absent – 1)

Mr. Byrnes showed the Committee the aerial location of the proposed Conditional Use Permit area within the County's Shoreland Jurisdictional area. Frank McKearn of Batterman gave a short presentation of the proposal. He stated that the Beloit Town

Board approved the concept at last night's meeting. There were no other public comments.

Supervisor Mawhinney made a motion to go out of public hearing; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

B. Action Item: Review & Approval Shoreland Conditional Use Permit – Beloit Club Holdings, LLC.

Supervisor Mawhinney made a motion to approve the shoreland conditional permit with conditions; Seconded by Supervisor Heidenreich. All in favor – **Approved (Yes – 4 No- 0, Absent – 1)**

Conditions

1. The Town of Beloit has given Site Plan Approval for the parking lot expansion.
2. Applicant shall apply for and obtain a Rock County Erosion Control Permit from the Land Conservation Department.
3. Stormwater management will include methods to attenuate potential pollution from parking lot runoff.
4. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to September 15, 2015 (if this is a spring project).

C. Action Item: Preliminary Land Division Approval

Mr. Byrnes discussed the following land divisions with the Committee.

LD 2014 033R (Harmony Township) – Voda Properties LLC

Supervisor Mawhinney made a motion to approve LD 2014 033R with conditions; Seconded by Supervisor Heidenreich. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Conditions

1. Note on Final CSM: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system."
2. 40' half road right of way dedicated along N. CTH M.
3. Existing structure shall meet setback regulations.

4. Show septic and well locations for existing structures on final CSM.
5. Final CSM submitted to and approved by the Planning and Development Agency one year from Committee approval.
6. CSM's that are subject to local approval must be recorded within 6-months of their last approval and 24 months of first approval in an Exclusive Agricultural District.
7. Note on Final CSM: "Require shared access on common property line. Each lot shall have at least 40% of access within the property boundaries."

LD 2014 040 (Clinton Township) – Redner Trust

Supervisor Heidenreich made an amended motion to approve LD 2014 040 & 2014 041 with conditions; Seconded by Supervisor Mawhinney. All in favor – **Approved**
(Yes –4 No- 0, Absent – 1)

Conditions

1. Note on Final CSM: "No driveway access allowed on STH 140" or copy of letter to guarantee State Highway Access Permit from District 1, WISDOT received before final approval of CSM.
2. Utility easements put on lot as requested by utility companies.
3. Acceptable soil and site evaluation report received on Lot 1.
4. Final CSM to be submitted to and approved by the Planning and Development Agency one year from Committee approval.
5. 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.

LD 2014 041 (Clinton Township) – Redner Trust

Conditions

1. Note on Final CSM: "No driveway access allowed on STH 140" or copy of letter to guarantee State Highway Access Permit from District 1, WISDOT received before final approval of CSM...
2. Utility easements put on lot as requested by utility companies.
3. Acceptable soil and site evaluation report received on Lot 2.
4. Final CSM to be submitted to and approved by the Planning and Development Agency one year from Committee approval.

5. 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.

LD 2014 042 (Center Township) – Gary Blue

Supervisor Heidenreich made a motion to approve LD 2014 042 with conditions; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Conditions

1. Acceptable soil and site evaluation report received on lot.
2. 33' half road right of way dedicated along W. Topp Road at the discretion of the Town of Center.
3. Utility easements put on lot as requested by utility companies.
4. Driveway access to proposed lot 1 will be located 50 feet east of the proposed west Property line. Location of access shall be shown on the Final CSM.
5. Final CSM to be submitted to and approved by the Planning and Development Agency one year from Committee approval.
6. CSM's that are subject to local approval must be recorded within 6 months of their last approval and 24 months of first approval in an Exclusive Agricultural District.

6. FINANCE

- A. ~~Department Bills/Transfers/Pre-Approved Encumbrances and Amendments to Encumbrances~~

Supervisor Mawhinney made a motion to approve the bills; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

7. COMMUNITY DEVELOPMENT

- A. **Action Item:** Request to Remove Restrictions CDBG – EAP Grant – Rosati's Pizza Pub Development – Edgerton LLP

Attorney Christina Isackson from Carney Thorpe Law firm representing the owners of Rosati's Pizza Pub Development is requesting that restrictive covenants be removed. The covenants were a part of a Community Development Block Grant received by the previous owners.

Supervisor Mawhinney made a motion to approve the removal of the covenants; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

B. Action Item: Review and Recommendations – Resolution Amending the 2014 Community Development HOME Program Budget and Authorizing Reimbursement of Community Development HOME Program Funds.

Mr. Byrnes explained the purpose of this resolution was to address and correct HOME Program monitoring Findings.

Supervisor Mawhinney made a motion to approve the resolution; Seconded by Supervisor Heidenreich. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

8. CORPORATE PLANNING

A. Action Item: Public Hearing – Rock County Agriculture Plan 2013 Update.

Supervisor Mawhinney made a motion to go into public hearing; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

There was no public comment at this time.

Supervisor Mawhinney made a motion to go out of public hearing; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

B. Action Item: Review and Recommendation – Resolution Rock County Agriculture Plan 2013 Update.

Mr. Byrnes informed the Committee that DATCP has given its certification of the County Plan.

Supervisor Heidenreich made a motion to approve the resolution; Seconded by Supervisor Sweeney. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

C. Action Item: Public Hearing – Amending Chapter 4 Part 2 of the Rock County Shoreland Zoning Ordinance and Creating 4.218 and Authorizing an Intergovernmental Agreement between Rock County and the 20 Towns in Rock County.

Supervisor Davis made a motion to go into public hearing; Seconded by Supervisor Mawhinney. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

There was no public comment at this time.

Supervisor Mawhinney made a motion to go out of public hearing; Seconded by Supervisor Davis. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

D. Action Item: Review and Recommendation – Amending Chapter 4 part 2 of the Rock County Shoreland Ordinance and Creating 4.218 and Authorizing an Intergovernmental Agreement between Rock County and the 20 towns in Rock County.

This amendment will alleviate any issues caused by the Hegwood vs. Town of Eagle Zoning Board of Appeals case.

Supervisor Heidenreich made a motion to approve the resolution; Seconded by Supervisor Mawhinney. All in favor – Approved (Yes –4 No- 0, Absent – 1)

9. **COMMITTEE REPORTS**

None at this time.

10. **DIRECTORS REPORT**

- Farmland Preservation/Shoreland Zoning Meeting – Mr. Byrnes informed the Committee that 5 Towns attended the informational meeting held to explain Hegwood vs. Town of Eagle court case.
- Anchor Inn Variance – Mr. Byrnes informed the Committee that the Anchor Inn variance hearing was continued for more information. The continued hearing will be held November 19th at 6:00 p.m. in the Courthouse Conference Center.

11. **ADJOURNMENT**

Supervisor Mawhinney moved to adjourn the committee at 9:43 a.m.; second by Supervisor Davis. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, December 11, 2014 at 8:00 a.m.**

Prepared by: Steve Schraufnagel – Acting Secretary