PLANNING & ZONING COMMITTEE MINUTES
APRIL 3, 2007

PRESENT:  Phil Baebler, Fred Teitgen, Douglas Richmond, John Healy, Timothy O’Neil

STAFF:  John Bluemke, Director, Michael Stapleton, Zoning Administrator, Randy Thompson, Planning Administrator, Susan Runnion, Office Administrator

ALSO PRESENT:  Jon Steinhaus

BUSINESS MEETING

10:30 AM

1. Chair Doug Richmond called the meeting to order at 10:30 AM.

2. Certification of Open Meeting Law

3. Roll Call (All present)

4. Approval of Agenda

   Motion by Mr. Teitgen to approve Agenda of April 3, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. Baebler. Motion carried unanimously.

5. Approval of Minutes

   Motion by Mr. O’Neil to approve Minutes of March 6, 2007 Planning & Zoning Committee Regular Meeting & Public Hearing, Seconded by Mr. Teitgen. Motion carried unanimously.

6. Decision on Conditional Use Permit/Site Plan, Didion Ethanol, LLC Landscaping Plan

   Mr. Healy inquires about work occurring along Hwy 146.

   Dale Drachenberg responds that work is landscaping items like rain gardens, which will occur along Cabbage Road as well.

   Motion by Mr. Teitgen to approve Conditional Use Permit/Site Plan with the adoption of the findings, conclusions, and conditions. Seconded by Mr. Healy. Motion carried unanimously.
Findings
1. The property is owned by Didion Ethanol LLC.
2. Didion Ethanol LLC is proposing to modify the site plan of ethanol production facility was approved by Conditional Use Permit per Sec. 16-1-11(2) (n) and is under construction.
3. The site plan will expand the area subject to Conditional Use Permit approved October 3, 2006.
4. The Courtland Town Board has reviewed and recommended approval of the Conditional Use Permit and the site plan.
5. Title 16, Chapter 1 of Columbia County Code of Ordinance is applicable to this site.

Conclusions
1. The application qualifies for a Conditional Use Permit
2. This is an expansion of an industrial use that is consistent with the purpose and intent of the ordinance.
3. The use is local business that can achieve economies of scale by expanding in its current location.
4. The use will provide new employment opportunities in the County and support agriculture in the County.
5. The use is consistent with the Town of Courtland Comprehensive Plan.
6. The use is similar to other ethanol operations in the State of Wisconsin and a facility within Columbia County for which there has been no documented evidence submitted that the other facilities have been detrimental to or endangered nearby residents or business.
7. The state regulatory process will adequately address the primary environmental issues associated with the ethanol plant.
8. The incorporation of additional land and the expanded site plan are compatible with the industrial character of the general vicinity and will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.

Conditions
1. The conditions of approval applicable to the Conditional Use Permit approved by the Columbia County Planning and Zoning Committee on October 3, 2006 as stated below are applicable to the entire area covered by this modified site plan.
2. The conditions requested by the Town of Courtland per the August 29, 2006 agreement between the Town and Didion Milling, Inc. meeting are hereby incorporated by reference as part of this Conditional Use Permit, however, the County is not responsible for enforcing said conditions, unless an individual condition is specifically included below as a condition of approval. In the event the Town submits a finding of noncompliance with any item of the above meeting for which the County has not assumed direct enforcement authority, upon written request by the Town the County reserves the right to review the Conditional Use Permit.
3. The Conditional Use Permit shall not become effective until the Grand River Distribution, LLC obtains from the Wisconsin Department of Natural Resources: 1) The high capacity well permits necessary to operate the plant on the subject property; and 2) the air emission permit necessary to operate an ethanol plant on the subject property.

4. A landscaping plan be submitted to and approved by the Planning and Zoning Department within six (6) months of the effective date of the Conditional Use Permit, and installed no later than eighteen (18) months after the effective date of the Conditional Use Permit. All new evergreens to be planted must be at least 4’ high, deciduous trees at least 1 ½” in caliper, and shrubs at least 1’ high. The landscaped area, including any mulch and edging, trees, shrubs, lawn and prairie shall be maintained, and all planting shall be maintained and replaced if diseased or dead.

5. The level of noise or sound generated by the facility shall at the property line not exceed 65 decibels.

6. There shall be no outside storage of any stock that is used to produce ethanol, or materials or equipment not actively associated with the production of ethanol.

7. All lighting for the facility shall be in accordance with an approved lighting plan and oriented so that the lighting elements (or transparent shield) are not visible from an adjacent property or right-of-way. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.

8. Any construction or location of materials in compliance with the approved plan shall not require any review of the Conditional Use Permit, however, all zoning and building permits will have to be obtained in accordance with applicable regulations.

9. No ground signs or signs on the building, except of directional or informational, shall be allowed unless they are reviewed by the Town and approved by the Planning and Zoning Department, unless they are installed with an applicable local sign ordinance.

10. Any amendments to the approved site plans, Plan “A” or Plan “B”, and additions or changes in the design or size of the structures or capacity of the facility shall be referred to the Town for review and the Committee for action.

11. The applicant and owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

12. If the Planning and Zoning Committee finds that the review criteria of Section 16-1-18(e) of the Columbia County Zoning Ordinance or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the conditional use permit.
7. Site Plan Review – Jamie Cimaroli, Town of Lewiston

Mr. Teitgen inquires about parking stalls close to the building.

Mr. O’Neil states there are more parking stalls planned than required.

Mr. Teitgen comments that the ordinance should address dimensional standards, which is good basic design practice.

Town has not acted yet, but Jon Steinhaus in attendance today.

Motion by Mr. Teitgen to approve with modification to the Site Plan restricting use of stall closest to building subject to Town final approval and landscaping plan. Seconded by Mr. Healy.
Motion carried unanimously.

8. Waiver of Road Frontage – Doug Smedema, Town of Courtland – Postpone until Rezoning discussion/decision occurs.

9. Review of Job Description and replacement of part-time Administrative Secretary

Motion by Mr. O’Neil to approve job description change and replacement of part-time Administrative Secretary. Seconded by Mr. Teitgen.
Motion carried unanimously.

10. Department Report
   a. Financial
      • Out of County travel –
        John Bluemke, Randy Thompson and Brian Zirbes to travel to Madison to meet with Keith Foye, DATCP

        Motion by Mr. Teitgen to approve Out of County Travel. Seconded by Mr. O’Neil.
        Motion carried unanimously.

        • Vouchers to be paid –
          Vehicle repairs, seminars and memberships.

        Mr. Teitgen requests a revision to refer to “Vouchers” as “Expenditure Report”.

        Motion by Mr. Teitgen to approve vouchers. Seconded by Mr. Healy.
        Motion carried unanimously.

   b. Comprehensive Planning – Randy Thompson and Jon Steinhaus

Mr. Thompson explains that specific issues are being discussed for Arlington, Fort Winnebago and West Point. Also compiling West Point
information and use as an example for creating remainder of plans. Aiming to finalize Future Land Use map for West Point by end of week. Implementation Element being discussed in the next few weeks.

Chair Doug Richmond inquires about next CPAC meeting.

Mr. Thompson states they need future land use maps to be complete, so both TSC and CPAC meetings are to be determined. Would like to target September for County Board approval.

c. Enforcement

Mr. Stapleton explains that Koenig and DeGroff will receive citations. Meeting scheduled with the Mortimer’s tomorrow.

d. Ordinance updates-

Mr. Bluemke distributes memo as a result of meeting with Chair Doug Richmond and Mr. Teitgen.

Chair Doug Richmond states that local officials are looking for immediate action. Suggests putting list together of topics discussed in the past and prioritize. Has concern about completing at the end of 2008.

Mr. Teitgen suggests siting criteria be added to the list. Ordinance requires clarity, better definitions and improved cohesiveness. Suggests establishment of sub-committee and meet at 8:00 am on regular P & Z Committee meeting dates.

Mr. Steinhaus states he would like to see a plan of where the process is going. The ordinance should be as easy to read as possible and interpretation is currently a big problem.

Chair Doug Richmond inquires if Mr. Steinhaus is comfortable with timeline?

Mr. Steinhaus responds that the process should occur as quickly as possible. Have a Comprehensive Plan in place and need an Ordinance to fit it.

Mr. Teitgen suggests meeting on April 17th at 1:30, possibly in Chair’s office for further discussion.

11. Evaluation of Director (Closed Session)

Motion by Mr. Teitgen for closed session at approximately 11:50 am. Seconded by Mr. Healy.
Motion carried unanimously.
Motion by Mr. Teitgen to return to open session at approximately 12:20 pm.
Seconded by Mr. Healy.
Motion carried unanimously.

1:00 PM
12. View Sites

4:00 PM
13. Public Hearing

Item I – Zoning Change – Agricultural to Rural Residential and Agricultural to Agricultural with Agricultural Overlay – Kathleen Kessnich, Petitioner and Owner – Town of Columbus

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present and did not have anything to add.

Chair Doug Richmond asks if anyone is in favor of petition.

Chair Doug Richmond asks if anyone is against the petition.

Town of Courtland Chair, Eugene Damm was present and the Minutes were on file. Town recommended to approve the rezoning.

Motion by Mr. O’Neil to approve rezoning from Agricultural to Rural Residential and Agricultural to Agricultural with Agricultural Overlay effective upon the Certified Survey Map being recorded. Seconded by Mr. Baehler.

Motion passed, but not unanimous
Mr. Healy – Yes, Mr. O’Neil – Yes, Mr. Richmond – Yes, Mr. Baehler – Yes, Mr. Teitgen – No

Item II – Zoning Change – Agricultural to Rural Residential and Agricultural to Agricultural with Agricultural Overlay – Frank Bagneski, Petitioner and Owner – Town of Courtland

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present and did not have anything to add.

Chair Doug Richmond asks if anyone is in favor of petition.
Chair Doug Richmond asks if anyone is against the petition.

Mr. Bluemke stated that he spoke with Town Chair. Due to Election Day they did not meet but they plan to prior to County Board meeting.

**Motion by Mr. Teitgen to approve rezoning from Agricultural to Rural Residential and Agricultural to Agricultural with Agricultural Overlay effective upon the Certified Survey Map being recorded, and approval of Waiver Access subject to easement. Seconded by Mr. Healy**
Motion carried unanimously.

**Item III – Zoning Change – Agricultural to Single Family Residential – Edward Funk - Petitioner and Owner – Town of Dekorra**

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Chair Doug Richmond inquires if the petitioner owns lot #2 and if any language in place to prevent further subdivision.

Discussion takes place and it is decided that it should occur at town level.

Mr. O’Neil comments about letter received and hard to see the homes because of the trees. One neighbor will not be aware of others and infringe on privacy.

Petitioner present and did not have anything to add.

Chair Doug Richmond asks if anyone is in favor of petition.

Chair Doug Richmond asks if anyone is against the petition.

Town Board present and in favor.

**Motion by Mr. Healy to approve rezoning from Agricultural to Single Family Residence. Seconded by Mr. Teitgen.**
Motion carried unanimously.

**Item IV – Conditional Use Permit – Storage Building - Francis Maersch - Petitioner– Town of Lodi**

Mr. Bluemke presents the staff report.

Chair Doug Richmond asks if anyone has any questions.

Petitioner present and inquires about two conditions in Item #6; the landscaping plan included with the application must be installed no later than September 31,
2007 and the landscaped area, including any mulch and edging and lawn shall be
maintained, and all planting shall be maintained and replaced if diseased or dead.
Petitioner feels that too hot and dry during summer to add landscaping. Also,
didn’t intend to mow or install manicured lawn, thinking of planting wildflowers.
Mr. Blumke states that the petitioner should notify the Planning and Zoning
office if these items cannot be achieved.

Chair Doug Richmond asks if anyone is in favor of petition.

Chair Doug Richmond asks if anyone is against the petition.

Leonard Blau
N4404 Blackhawk

Inquires about the zoning - Commercial.

Town Board not present, but Minutes on file. Town recommended to approve the
re zoning.

Motion by Mr. Teitgen to approve Conditional Use Permit for Storage
Building and adopt the findings, conclusions and conditions.
Seconded by Mr. O’Neil.
Motion carried unanimously.

Findings
1. The property is owned by Wayne Sadek.
2. The Petitioners are proposing to construct a 4,000 square foot warehouse.
3. The application complies with the general criteria of Sec. 16-1-18(e) of the
   Columbia County Zoning Ordinance.
4. Title 16, Chapter 1 of the Columbia County Code of Ordinance is applicable
to this site.
5. The Town of Lodi has recommended approval of the warehouse.

Conclusions
1. The proposed use as a warehouse is consistent with the purpose and intent of
   the ordinance.
2. The proposed use complies with all applicable standards and criteria.
3. The application qualifies for a Conditional Use Permit.

Conditions
1. The conditions requested by the Town of Lodi in its February 27, 2007
   minutes on are hereby incorporated by reference as part of this Conditional
   Use Permit, however, the County is not responsible for enforcing said
   conditions, unless an individual condition is specifically included below as a
   condition of approval. In the event the Town submits a finding of
   noncompliance with any item of the above referenced letter for which the
   County has not assumed direct enforcement authority, upon written request
by the Town the County reserves the right to review the Conditional Use Permit.

2. The Conditional Use Permit shall become effective upon transfer of the property to Francis Maersch.

3. Outside storage is permitted only on the east side of the building per the approved plan and must be screened from view. There shall be no storage of equipment or other material outside of the buildings that is over 8 feet in height.

4. Any amendments to the site plan shall be reviewed and approved by the Department with significant changes being referred to the Town and Committee for action.

5. All signage must be reviewed by the Town and approved by the Planning & Zoning Department.

6. The landscaping plan included with the application must be installed no later than September 31, 2007, or as approved by the Zoning Administrator. At the time of planting the minimum size of the planting shall be as follows: deciduous trees 3/4 inch in diameter; evergreen trees 4 feet in height; shrubs 12 inches in height. The landscaped area, including any mulch and edging and lawn shall be maintained, and all planting shall be maintained and replaced if diseased or dead.

7. Lighting for the facility shall be oriented so that the lighting element (or transparent shield) is not visible from the adjacent residential property. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.

8. The operator shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

9. If the Planning and Zoning Committee finds that the review criteria of the Section 16-1-18(e) of the Columbia County Zoning Ordinance or the conditions stipulated by the Conditional Use Permit approved by the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the conditional use permit.

Item V – Conditional Use Permit– Expansion of convenience store and restaurant -Kim Reeves - Petitioner – Town of Arlington

Mr. Bluemke presents staff report.

Chair Doug Richmond asks if anyone has any questions.

Chair Doug Richmond asks if anyone is in favor of petition.

Cindy Reeve
N1507 Sunset Drive
In favor, feel sorry for people who do not have a place to sit during the lunch.

Chair Doug Richmond asks if anyone is against the petition.
Town Board not present, but Minutes on file. Town recommended to approve the rezoning.

Mr. Baebler inquires if any overnight parking will occur.

Petitioner confirms no overnight parking.

Motion by Mr. O'Neil to approve Conditional Use Permit for Expansion of convenience store and restaurant and to adopt the following findings, conclusions and conditions.

Seconded by Mr. Baebler.

Motion carried unanimously.

Findings

1. The property is owned by Maier Holdings LLC.
2. Maier Holdings LLC is proposing to modify the original site plan by expanding the building to accommodate more seating for the restaurant and make the convenience store larger.
3. The site plan will expand the area subject to Conditional Use Permit approved October 27, 1998.
4. The Arlington Town Board has reviewed and recommended approval of the Conditional Use Permit.
5. Title 16, Chapter 1 of Columbia County Code of Ordinance is applicable to this site.

Conclusions

1. The application qualifies for a Conditional Use Permit
2. This is an expansion of a highway interchange use that is consistent with the purpose and intent of the ordinance.
3. The proposed use does not conflict with current use of any adjacent property, nor does it limit the usefulness of adjacent properties for uses permitted under their current zoning classifications.
4. The property is physically well suited for the proposed use and has appropriate highway access.
5. The proposal does not present a likelihood of any unacceptable impacts when considered in light of the general criteria of Sec. 16-1-18 (e).
6. The expanded site plan is compatible with the commercial character of the general vicinity and will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.
7. The application qualifies for a Conditional Use Permit.

Conditions

1. The conditions of approval applicable to the Conditional Use Permit approved by the Columbia County Planning and Zoning Committee on October 27, 1998 and November 8, 2000 are still applicable to this facility.
2. All new or changed lighting for the facility shall be oriented so that the lighting elements (or transparent shield) are not visible from an adjacent
property or right-of-way. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.

3. Any amendments to the approved site plans, additions or changes in the design or size of the structures or capacity of the facility shall be referred to the Town for review and the Committee for action.

4. The applicant and owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

5. If the Planning and Zoning Committee finds that the review criteria of Section 16-1-18(e) of the Columbia County Zoning Ordinance or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the conditional use permit.

Item VI – Home Occupation – Major Home Occupation - Ken Wedel - Petitioner – Town of Leeds

Mr. Bluemke presents staff report.

Chair Doug Richmond asks if anyone has any questions.

Mr. Teitgen asks the petitioner if they consulted with the two neighbors and are they comfortable with proposal?

Petitioner responds that he met with the neighbors and they didn’t have objection.

Mr. O’Neil inquires about vaccination and tagging requirement.

Petitioner responds that all paperwork will be required prior to dog drop off and distributes Agreement pertaining to waste disposal.

Petitioner inquires about Item #12 – There shall be no employees outside of family members who reside on the subject property. Feels business may need outside help in critical situation and doesn’t want to wait for board approval.

Mr. Teitgen asks if the Petitioner if limiting to two outside family members would be sufficient.

Discussion occurs about outside help available not living on property or family member moves off site.

Chair Doug Richmond states that it could be negligent not to hire outside help in a critical situation.

Chair Doug Richmond asks if anyone is in favor of petition.

Chair Doug Richmond asks if anyone is against the petition.
Town Board present and not aware of outside help request.

Motion by Mr. Teitgen to approve Major Home Occupation for Dog obedience training facility and boarding kennel and to adopt the findings, conclusions and conditions, with amendment to Item #12 "There shall be no more than two employees outside of family members who reside on the subject property" subject to Town Board approval.
Seconded by Mr. Baebler.

Motion carried unanimously.

Findings
1. Mr. Ken Wedel is owner of Good Dog Home Obedience Training, LLC.
2. Mr. Wedel is proposing to operate a dog training facility and kennel per Sec. 16-1-13 (g).
3. The Leeds Town Plan Commission and Town Board have reviewed and recommended approval of the Home Occupation Permit, with conditions.
4. Title 16, Chapter 1 of Columbia County Code of Ordinance is applicable to this site.

Conclusions
1. The application qualifies for a Home Occupation Use Permit
2. The proposed use is a home occupation that is consistent with the purpose and intent of the ordinance.
3. The dog kennel and training facility are compatible with the agricultural and rural character of the general vicinity and will not change the character of the area as to substantially impact current or future permitted uses in the vicinity.

Conditions
1. The conditions requested by the Town of Leeds at the February 5, 2007 Plan Commission meeting are hereby incorporated by reference as part of this Home Occupation Permit, however, the County is not responsible for enforcing said conditions, unless an individual condition is specifically included below as a condition of approval. In the event the Town submits a finding of noncompliance with any item of the above meeting for which the County has not assumed direct enforcement authority, upon written request by the Town the County reserves the right to review the Home Occupation Permit.
2. The Home Occupation Permit becomes effective when the petitioner takes title to the property.
3. The Home Occupation Permit is not transferable pursuant to Sec. 16-1-13 (g)(6).
4. Exhibits A, B, C, and D shall be used to help determine if the business is operating in an agreed upon manner.
5. One 24 square foot double-sided sign is allowed, no additional signs are allowed without a recommendation from the Town and approval of the Planning & Zoning Department.

6. The Home Occupation Permit shall be for a training facility and boarding kennel with a maximum of 35 dogs not including the petitioner’s dogs.

7. All clients’ dogs must be licensed by the municipality in which they reside and vaccination records for the dogs must be kept on site.

8. The outside activities of the dogs shall be supervised by a trainer or dog owner and must occur within fenced areas as shown on Exhibit D.

9. Excessive barking, cries, howling or other noise will result in the permit being reviewed and subject to revision or revocation. The term excessive barking, cries, howling or other noise includes but is not limited to the creation of any noise by a dog, dogs, or puppies which can be heard at a property line by any person, including an enforcement officer, which noise occurs continuously or incessantly for a period of 10 minutes or intermittently for 30 minutes or more any time day or night. A dog or dogs shall not deemed to be barking if at the time a dog is barking or making other noise, a person is trespassing or threatening to trespass upon the private property upon where the kennel is situated or when the dog or dogs are being teased or provoked.

10. The owners must submit an operational plan as to how sanitation issues for the kennel will be handled and the plan must be approved by the Department.

11. There shall be strict observance of all sanitation and animal cruelty rules, regulations or laws of the Town, County, or State of Wisconsin.

12. There shall be no more than two employees outside of family members who reside on the subject property.

13. Outside storage of any materials or equipment associated with the kennel is not permitted.

14. Any revisions to the site plan or the business plan must be reviewed by the Town and approved by the County.

15. The applicant and owner shall comply with and obtain all necessary permits required by applicable federal, state, and local regulations.

16. If the Planning and Zoning Committee finds that the review criteria of the Section 16-1-18(e) of the Columbia County Zoning Ordinance or the conditions stipulated by the Home Occupation Permit approved by the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Home Occupation Permit.
Item VII – Zoning Text Amendments – Planning and Zoning Department

Mr. Bluemke explains that all Town Chairs and Clerks received copies of the Text Amendment on adult entertainment. Best solution for interim and refinement can occur in the future.

Chair Doug Richmond asks if anyone has any questions.

Mardell Krejchik
W10806 Krjecnik Road

Feels like we are adding flexibility to the ordinance.

Mr. Bluemke explains that the Text Amendment clarifies where adult “live entertainment” is allowed by Conditional Use Permit.

Jim Wright
N5478 Beich Road

If you do not put this in, are you enabling the activity? I am here to oppose the activity.

Mr. Bluemke explains that Corporation Counsel felt that this verbiage was needed as it makes the ordinance clearer as to where these types of activities can occur.

Luke Blau
N4404 Blacklock

What if 75% of the people object to this activity – doesn’t majority rule?

Mr. O’Neil explains that this verbiage will require a Conditional Use Permit which requires a Public Hearing and citizens can come to object/support the proposal.

Tom Considine
W10820 Walker Road

Could they add video, bookstore at present location and if so, how do you restrict that?

Mr. Bluemke explains that the current location is in a different zoning district.

Tom Considine inquires about requirement for 10 day notice which occurred on March 26 and doesn’t equate to April 3.

Mr. Bluemke explains the County has met the statutory publication process.
Mardell Krjechkic states the Statute for changing use of property requires registered mail which didn't occur.

Mr. Bluemke explains that the Text Amendment is not changing a use or particular property, strictly a verbiage revision.

Mardell Krejchik inquires as to why "Naughty but Nice" was allowed?

Mr. Bluemke explains he is not aware of the background. Have an issue in front of us and we need to deal with it in the best way.

Chair Doug Richmond asks if anyone is in favor of petition.

James Foley
W6238 Priem Road

Making more restrictive and in favor.

Chair Doug Richmond asks if anyone is against the petition.

Motion by Mr. O'Neil to approve Text Amendment.
Seconded by Mr. Teitgen.
Motion carried unanimously.

Next meeting at Columbia County Administration Building
Meeting adjourned at 6:00 pm

Respectfully submitted,

Fred Teitgen, Secretary
Planning and Zoning Committee

Recording Secretary,

Susan Runnion
Office Administrator

cc: Committee Members
    Harlan Baumgartner, County Board Chair
    Debra Wopat, County Board Vice Chair
    Susan M. Moll, County Clerk