

**PLANNING & ZONING COMMITTEE MINUTES
MARCH 1, 2016**

PRESENT: Fred Teitgen, Kevin Kessler, Harlan Baumgartner, John A. Stevenson, Mike Weyh

STAFF: John Bluemke – Director of Planning & Zoning, Randy Thompson – Planning & Zoning Administrator, Lauren Ramirez – Administrative Assistant

ALSO PRESENT: Vern Gove –Chair, Columbia County Board of Supervisors, James Grothman, Grothman and Associates S.C., Joseph Ruf – Corporation Counsel/HR Director, Deborah Raimer – County Treasurer

2:00 PM

1. Call to order
2. Certification of Open Meeting Law
3. Roll Call was taken and Mr. Baumgartner will be arriving late.
4. Approval of Agenda – Exchange Items 8 & 9 and Item 7 will be postponed.

Motion by Mr. Kessler to approve Agenda of March 1, 2016 for Planning & Zoning Committee Regular Meeting & Public Hearing with revisions.

Seconded by Vice Chair Weyh.

Motion carried unanimously.

5. Approval of Minutes

Motion by Vice Chair Weyh to approve Minutes of January 5, 2016 Planning & Zoning Committee Regular Meeting.

Seconded by Mr. Kessler.

Motion carried unanimously.

6. Eminent Domain Report

Mr. Ruf explains there is one property left to purchase which is not essential for building project, but needed for county project. The county will still acquire the property, it's just a matter of when and what the cost will be.

7. Waiver of Access – Todd & Kara Rietmann – Town of Caledonia

Mr. Bluemke reviews Staff Report.

Mr. Kessler inquires about future ownership.

Mr. Bluemke states the owner will not be cutting up field between buildings and we can review in future as well if it comes to it.

Motion by Mr. Kessler to recommend approval of a Waiver of Access for Lot 1 to have no frontage on a public road subject to the following conditions:

A note being placed on the CSM that states, "The Planning and Zoning Committee approved a variance on 3/1/16 for Lot 1 to have no frontage on a public road". The variance will become effective when the Certified Survey Map is recorded.

Seconded by Vice Chair Weyh.

Motion carried unanimously.

8. Department Report

a. Planning/Ordinance Update

- Review Draft Land and Subdivision Code

Mr. Bluemke reviews changes and updates being made to Title 16 Chapter 200 Land Division and Subdivision Ordinance.

Mr. Baumgartner arrives – 2:10pm.

When discussing CSMs, Mr. Baumgartner questions who will be paying and maintaining them now.

Mr. Bluemke and Mr. Grothman explain whoever prepares the CSM is responsible for paying and cost would not increase. They review tax issues with this as well as maintaining frontage.

Mr. Bluemke reviews 16-205-070 "Improvements" section.

Mr. Baumgartner questions if these changes will be county wide.

Mr. Bluemke clarifies each town does not need a Land Division and Subdivision Ordinance, only if they want to apply their own standards.

Mr. Kessler questions the verbiage "governmental jurisdiction" and how it is not defined and questions why this term is used opposed to "town jurisdiction".

Mr. Bluemke, Mr. Grothman, and Mr. Ruf clarify this undefined term, and there is no issue changing to "town", as it is not used or brought up often.

Mr. Bluemke resumes discussing 16-205-090 "Access Easements" section.

Mr. Kessler questions when exactly a variance would be needed and suggests putting in cross reference to say this.

Mr. Bluemke and Mr. Grothman clarify when variance would be needed and reassure that there will still be some needed.

Committee discusses changes in 16-210-040 "Certified Survey Map Submittal" and "Review Process" sections.

b. Financial

- Out of County Travel

Mr. Bluemke not aware of any travel at this time.

- Expenditure Report

Motion by Mr. Kessler to approve Expenditure Report.

Seconded by Vice Chair Weyh.

Motion carried unanimously.

c. Enforcement

Enforcement Report is distributed and available on local government portal.

Mr. Thompson reviews along with a map he distributes.

9. ERN Ordinance Discussion

Discussion relating to ERN Ordinance takes place.

Site Visits (were not needed)

10. Annual Report

Motion by Mr. Kessler to approve Annual Report.

Seconded by Vice Chair Weyh.

Motion carried unanimously.

11. Public Hearing

Chair Teitgen reports that Item 7 is postponed and will not be considered tonight.

Item I- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-2 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Tim Paulson, Petitioner and Michael G. Sharpee & Vicki M. Sharpee, Owners – Town of Columbus

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comments.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Vice Chair Weyh to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Item II- Zoning Change – RR-1 Rural Residence and A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Leo Dynes, Petitioner and Owner – Town of Columbus

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comments.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Mr. Baumgartner to approve rezoning from RR-1 Rural Residence and A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.

Seconded by Vice Chair Weyh.

Motion carried unanimously.

Item III- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Jordan Noyes, Petitioner and John Reiersen Owner – Town of Otsego
Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comments.

Chair Teitgen asks if anyone has any questions.

Mr. Kessler questions on CSM where is the 33 feet.

Mr. Bluemke clarifies lines to ROW.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Mr. Kessler to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Item IV- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Todd Rietmann and Kara Rietmann, Petitioners and Owners – Town of Caledonia

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comment.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file

Chair Teitgen closes Public Hearing.

**Motion by Mr. Baumgartner to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Item V- Zoning Change – A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture; Davis Brothers Farms Inc., Petitioners and Owners – Town of West Point

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner is represented by James Grothman, Surveyor and he has no additional comments.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board present, Mr. Kessler verifies approval at Town.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Kessler to approve rezoning from A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture effective upon recording of Certified Survey.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Item VI- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, Donald Kruchten and Denise Kippley, Petitioners and Owners – Town of West Point

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner is represented by James Grothman, Surveyor and he has no additional comment.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board present, Mr. Kessler verifies approval at Town.

Chair Teitgen closes Public Hearing.

**Motion by Mr. Kessler to approve rezoning from A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of Certified Survey.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

Item VII- Map Amendment – Farmland Preservation Area to Developed/Infill Area;
Kleespie Tank & Refurbishing, Inc., Petitioner & Leona Hutchinson LLC,
Owner – Town of West Point

Item was postponed

Item VIII- Map Amendment – Developed/Infill Area to Farmland Preservation Area;
Columbia County, Petitioner & Bruce & Patricia Hutchinson, Owners – Town
of Dekorra

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comment.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file

Chair Teitgen closes Public Hearing.

**Motion by Vice Chair Weyh to approve Map Amendment from
Developed/Infill Area to Farmland Preservation Area.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Item IX- Map Amendment – Agriculture or Open Space to Single Family Residential & Farmland Preservation Area to Developed/Infill Area; Atomic Sky LLC, Petitioner & Owner – Town of Pacific
Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comment.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Mr. Baumgartner to approve Map Amendment from Agriculture or Open Space to Single Family Residential & Farmland Preservation Area to Developed/Infill Area.
Seconded by Vice Chair Weyh.
Motion carried unanimously.

Item X- Zoning Change – A-1 Agriculture to R-1 Single Family Residence; Atomic Sky LLC, Petitioner & Owner – Town of Pacific

Chair Teitgen opens Public Hearing.

Mr. Bluemke presents staff report.

The Petitioner was present and states they have no additional comment.

Chair Teitgen asks if anyone has any questions.

Mr. Kessler questions note on CSM lot 3 which lots are buildable.

Mr. Bluemke clarifies 1 house on each lot, outlot cannot be separately conveyed and no house can be constructed on outlot.

Chair Teitgen asks if anyone is in favor of petition. (no comments)

Chair Teitgen asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Teitgen closes Public Hearing.

Motion by Mr. Kessler to approve rezoning from A-1 Agriculture to R-1 Single Family Residence effective upon recording of Certified Survey.

Seconded by Vice Chair Weyh.

Motion carried unanimously.

Item XI Repeal Title 16 Chapter 7 and Create Title 16 Chapter 600 – Nonmetallic Mining Reclamation

Chair Teitgen opens Public Hearing.

Mr. Bluemke reviews purpose for revisions.

Chair Teitgen asks if anyone has any questions.

Chair Teitgen asks if anyone is in favor. (no comments)

Chair Teitgen asks if anyone is against. (no comments)

Chair Teitgen closes Public Hearing.

Motion by Mr. Baumgartner to recommend Repeal of Title 16 Chapter 7 and Create Title 16 Chapter 600 – Nonmetallic Mining Reclamation be presented to the Columbia County Board of Supervisors.

Seconded by Vice Chair Weyh.

Motion carried unanimously.

12. Adjourn

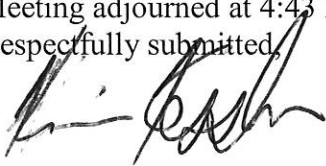
Motion by Mr. Kessler to adjourn meeting.

Seconded by Mr. Baumgartner.

Motion carried unanimously.

Meeting adjourned at 4:43 PM

Respectfully submitted,



Kevin Kessler, Secretary
Planning and Zoning Committee



Recording Secretary
Lauren Ramirez, Administrative Assistant

cc: Committee Members
 Vern Gove, County Board Chair
 Mary Cupery, County Board Vice Chair