

**PLANNING & ZONING COMMITTEE MINUTES
SEPTEMBER 6, 2016**

PRESENT: Susanna R. Bradley, Harlan Baumgartner, John A. Stevenson

ABSENT AND
EXCUSED: Fred Teitgen, Kevin Kessler

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

ALSO PRESENT: Scott Hewitt – Grothman & Associates, Mary Cupery – Vice Chair, Columbia County Board of Supervisors

3:30 PM

1. Call to order
2. Certification of Open Meeting Law
3. Roll Call was taken and a quorum declared present
4. Approval of Agenda

**Motion by Acting Chair Bradley to approve Agenda of September 6, 2016 for
Planning
& Zoning Committee Regular Meeting & Public Hearing.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

5. Approval of Minutes

**Motion by Mr. Stevenson to approve Minutes of August 2, 2016
Planning & Zoning Committee Regular Meeting.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

6. Final Plat – Swan Lake Vista on the Lake – Town of Wyocena

Mr. Bluemke presents staff report.

Mr. Stevenson questions sewage treatment area.

Mr. Bluemke clarifies.

**Motion by Mr. Baumgartner to recommend approval of the Final Plat of
Swan Lake Vista on the Lake.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

7. Rezone - Mervin L. & Fannie P. Mast – Town of Marcellon

Mr. Bluemke explains although Town disapproved, they want to look at it again. He encourages to postpone this after the Town considers other options, which may take more than a month.

**Motion by Mr. Stevenson to postpone the petition until future
Planning & Zoning Committee Meeting.**

Seconded by Mr. Baumgartner.

Motion carried unanimously.

8. Waiver of Access – Baumgartner – Town of Otsego

Mr. Baumgartner has excused himself from decision since he is the property owner.

**Motion by Mr. Stevenson to recommend approval of a Waiver of Access for Lot
2 having 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 9/6/2016 for Lot 2 to have no frontage on a
public road”.**

The variance will become effective when the Certified Survey Map is recorded.

Seconded by Columbia County Board of Supervisor - Vice Chair Cupery.

Motion carried unanimously.

9. Department Report

a. Planning/Ordinance Update

Mr. Bluemke explains amendments can be discussed later on during Public Hearing portion. Also, in October or November, there may be Chapter 100 updates. Also stated Shoreland Wetland ordinance will go to County Board in September.

Mr. Baumgartner explains he does not fully understand Town road ownership changes. Mr. Bluemke & Mr. Baumgartner decide to take matter up during Public Hearing.

b. Financial

- Out of County travel

No out of County travel at this time.

- Expenditure Report

Motion by Mr. Baumgartner to approve Expenditure Report.

Seconded by Mr. Stevenson.

Motion carried unanimously.

- Revision Title 9-1-12 Fees

Mr. Bluemke summarizes fee schedule changes and explains retracements and combinations take the same amount of time to review so all will be \$100.00.

**Motion by Mr. Baumgartner to recommend Revisions to Title 9 Chapter 1
Section 12 Planning and Zoning.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

Site Visits (were not needed)

10. Public Hearing

Item I- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1
Agriculture with the A-4 Agricultural Overlay; Stephen C. Agnew, Petitioner
and Owner – Town of Columbus

Acting Chair Bradley opens Public Hearing.

Mr. Bluemke presents staff report.

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

Scott Hewitt is also present for petitioner and states he has no additional comment.

Acting Chair Bradley asks if anyone has any questions.

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

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

Town Board not present, but Minutes on file.

Acting Chair Bradley closes Public Hearing.

**Motion by Mr. Stevenson 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 – A-1 Agriculture to RR-1 Rural Residence and A-1
Agriculture with the A-4 Agricultural Overlay; Kyle Krueger & Carmen
Reichhoff, Petitioners and Owners – Town of Lewiston

Mr. Bluemke presents staff report.

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

Acting Chair Bradley asks if anyone has any questions.

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

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

Town Board not present, but Minutes on file.

Acting Chair Bradley 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 III- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture with the A-4 Agricultural Overlay; William D. Zamzow, Petitioner and Owner – Town of Caledonia

Mr. Bluemke presents staff report.

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

Mr. Bluemke states there are 3 entrances to farm now on CTH W and the Highway Department needs to approve due to change of plans.

Acting Chair Bradley asks if anyone has any questions.

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

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

Town Board not present, but Minutes on file.

Acting Chair Bradley closes Public Hearing.

**Motion by Mr. Stevenson 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- Revisions to Title 16 Chapter 200 – Land Division and Subdivision Ordinance

There is a discussion regarding dedicated County Highways and Net/Gross 35 acre density.

Mr. Baumgartner states he would like this brought up again at a future meeting when more are present.

Mr. Bluemke discusses options; October meeting can get other personnel such as Highway, can take to County Board to look at dedication.

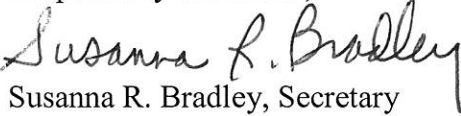
**Motion by Mr. Baumgartner to amend Title 16 Chapter 200 Planning & Zoning.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

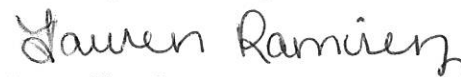
11. Adjourn

**Motion by Mr. Stevenson to adjourn meeting.
Seconded by Mr. Baumgartner.
Motion carried unanimously.**

Meeting adjourned at 5:02 PM

Respectfully submitted,


Susanna R. Bradley, Secretary
Planning and Zoning Committee


Recording Secretary
Lauren Ramirez, Administrative Assistant

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

