

**PLANNING & ZONING COMMITTEE MINUTES
OCTOBER 2, 2018**

PRESENT: Kevin Kessler, Harlan Baumgartner, Mike Weyh, Kirk Konkel, John Stevenson

STAFF: Kurt Calkins – Director of Planning & Zoning, Lauren Ramirez – Office Administrator, Renee Pulver-Johnson – Principal Land Use Planner

ALSO PRESENT: Chairman Gove – Columbia County Board of Supervisors, Jim Grothman – Grothman & Associates

3:15

1. Call to order
2. Certification of Open Meeting Law & confirmed meeting was properly noticed and published
3. Roll Call was taken and a quorum declared present
4. Approval of Agenda

**Motion by Mr. Weyh to approve Agenda of October 2, 2018
Planning & Zoning Committee Regular Meeting & Public Hearing.
Seconded by Vice Chair Baumgartner.
Motion carried unanimously.**

5. Approval of Previous Meeting Minutes

**Motion by Mr. Konkel to approve Minutes of September 4, 2018
Planning & Zoning Committee Regular Meeting with correction.
Seconded by Mr. Stevenson.
Motion carried unanimously.**

6. Citizen Input

No citizen input at this time.

7. Operational Overview

- a. Approve Expenditure Report

Mr. Calkins presented Expenditure Report. Reviewed out of ordinary expenses. Also discussed enforcement reports with the Committee.

**Motion by Vice Chair Baumgartner to approve Expenditure Report.
Seconded by Mr. Weyh.
Motion carried unanimously.**

b. Department Budgets, Compensatory Time, Out of County Travel

Mr. Calkins reviewed compensatory time in office. Noted also budget update in Agenda item 8.

c. Director's Staff Report/Update

Mr. Calkins reviewed discussion with Highway regarding dedications and easements. Discussion continued about the difference between the two.

Mr. Calkins also updated committee on now-filled Zoning & Sanitary Specialist position, and new approved open Administrative Assistant position.

8. Update on Proposed 2019 P&Z Budget

Mr. Calkins reviewed updated budget for Planning & Zoning. This includes the positions and support, as well as monies saved.

9. Chairman's Update

Chair Kessler reiterated his want for technology improvements within this department.

Chairman Gove reassured a chance for that in the future, and his trust in Mr. Calkins.

10. Access Variance

- Barans – Town of Marcellon

Ms. Johnson reviewed Staff Report.

**Motion by Mr. Weyh to recommend approval of an Access Variance for Lot 3 to have no frontage on a public road subject to the following conditions:
A note being placed on the CSM that states, "A variance to Section 16-210-040(E) was approved by the Planning and Zoning Committee on October 2, 2018 to waive road frontage requirements for Lot 3 with access provided via easement." The variance will become effective upon recording of the Certified Survey Map.
Seconded by Vice Chair Baumgartner.
Motion carried unanimously.**

- Laper – Town of Otsego

Ms. Johnson reviewed Staff Report.

Motion by Vice Chair Baumgartner to recommend approval of an Access Variance for Lot 2 to have no frontage on a public road subject to the following conditions: A note being placed on the CSM that states, "A variance to Section 16-210-040(E) was approved by the Planning and Zoning Committee on October 2, 2018 to waive road frontage requirements for Lot 2 with access provided via other instrument." The variance will become effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

11. Tabled/Postponed Public Hearing Item

- Arlington Volunteer Fire Co Plan Amendment – July 3, 2018

Ms. Johnson reviewed Staff Report. Reviewed committee's decision to postpone to wait on town, new town minutes on file, future rezone and potential annexing plans.

Mr. Stevenson expressed concerns with approval, noting septic and well potential issues, previous denied requests, and future Farmland Preservation Plan.

Chair Kessler asked for a review of the current status on the Comp Plan.

Ms. Johnson clarified and added Arlington's approval on September 5 for this.

Mr. Weyh and Mr. Konkol explained town and county inconsistency in Plan if we do not approve. They also reiterated the fact the town approved, and their trust in the town as well.

Motion by Mr. Konkol to approve Plan Map Amendment from Agricultural or Open Space to Single Family Residential and Recreational designation on the Future Land Use map and from Farmland Preservation Area to Developed/Infill Area of the Farmland Preservation Plan map. Seconded by Mr. Weyh.

Motion carried unanimously.

12. Correction to CUP Decision

- Manke Seed & Livestock Inc./Tri-County Paving – September 4, 2018 (Hours of Operation & Site Address)

At 4:08 Chair Kessler stated this agenda item will re-open after the public hearing.

Site Visits (were not needed)

13. Public Hearing – 4:00PM

Item I- Zoning Change – A-1 Agriculture to RR-1 Rural Residence and A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay; Petitioners: Steven & Karen Tobison – Town of Columbus

Chair Kessler opened Public Hearing.

Ms. Johnson presented Staff Report.

Chair Kessler asked if anyone has any questions.

Petitioner was present.

Chair Kessler asked if anyone is in favor of the petition. (no comments)

Chair Kessler asked if anyone else is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Kessler closed the Public Hearing.

Motion by Vice Chair Baumgartner to approve rezoning of 9.5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 120.5 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay District, effective upon recording of the Certified Survey Map.

Seconded by Mr. Weyh.

Motion carried unanimously.

Item II- Zoning Change – A-2 General Agriculture and R-1 Single Family Residence to RR-1 Rural Residence; Petitioners: James & Shari Riphon – Town of Lodi

Chair Kessler opened Public Hearing.

Ms. Johnson presented Staff Report.

Petitioner was present.

Chair Kessler asked if anyone has any questions.

Normally RR-1 is with A-4, but specific provision for this circumstances.

RJ- Yes- currently both existing buildable lots.

Chair Kessler asked if anyone is in favor of the petition. (no comments)

Chair Kessler asked if anyone else is against the petition. (no comments)

Town Board not present, but Minutes on file.

Chair Kessler closed the Public Hearing.

Motion by Mr. Stevenson to approve rezoning of 4 acres, more or less, from A-2 General Agriculture and R-1 Single Family Residence to RR-1 Rural Residence, effective upon recording of the Certified Survey Map.

**Seconded by Mr. Konkel.
Motion carried unanimously.**

Agenda item 12 Continued:

12. Correction to CUP Decision

- Manke Seed & Livestock Inc./Tri-County Paving – September 4, 2018 (Hours of Operation & Site Address)

Mr. Calkins reviewed Staff Report.

Motion by Mr. Weyh to approve correction to the Manke Seed & Livestock Inc./Tri-County Paving CUP Decision approved on September 4, 2018 including the hours of operation, and the site address.

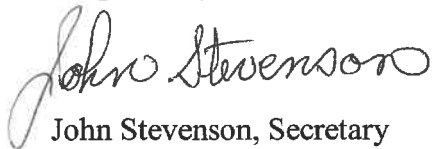
**Seconded by Mr. Konkel.
Motion carried unanimously.**

14. Adjourn


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

Meeting adjourned at 4:28 PM

Respectfully Submitted,



John Stevenson, Secretary
Planning and Zoning Committee



Recording Secretary
Lauren Ramirez, Office Administrator

cc: Committee Members
Vern Gove, County Board Chair

Dan Drew, County Board Vice Chair
James Foley, County Board Vice Chair