

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING
COMMITTEE MEETING MINUTES
Thursday, March 5, 2015**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 4:31 p.m. in the Green Lake County Government Center, County Board Room #0902, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: **Ben Moderow, Harley Reabe, Rich Slate, Michael Starshak, Nick Toney**

Absent:

Also Present: **Al Shute**, Land Use Planning & Zoning Director
Matt Kirkman, Code Enforcement Officer
Carole DeCramer, Committee Secretary
Diane Meulemans, Corporation Counsel
Ken Jaworski, Martenson & Eisele

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion by Slate/Reabe, unanimously carried, to approve the amended agenda.

APPROVAL OF MINUTES

Motion by Slate/Moderow, unanimously carried, to approve the January 12th and February 5th minutes.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE - None

PURCHASES - None

CLAIMS

Claims totaling \$7,847.75 were submitted.

Motion by Reabe/Slate, unanimously carried, to approve for payment the claims in the amount of \$7,847.75.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

- a. Permits, public hearings, etc.**
- b. Violations**

Shute – Discussed the monthly report and violation reports.

Kirkman – Discussed the land use violations in greater depth.

Motion by Slate/Moderow, unanimously carried, to approve the monthly activity reports.

c. Committed Funds and Restricted Funds

Shute discussed the committed funds and restricted funds that need to be forwarded to the County Board for final approval. The committed fund accounts have been approved by the county board; the finance committee will approve the amounts based on this committee's recommendation.

Slate asked if a list could be created listing what is eligible to be paid from the Non-Metallic Mining account. Shute will prepare that list for next month's meeting.

Starshak stated that he has concerns about the county carrying over a large amount of money and becoming the bank for the taxpayers. Shute explained the rationale for the dollar amounts.

Motion by Slate/Reabe, unanimously carried, to move \$73,562 (Non-Metallic Mining) to 2015 Budget Restricted funds, \$23,907 (Vehicle Purchase) to 2015 Budget Committed Funds and \$130,615 (Professional Services) to 2015 Budget Committed Funds.

DEPARTMENT/COMMITTEE ACTIVITY

**a. Ken Jaworski, Martenson & Eisele:
Farmland Preservation Plan updates**

1. Ad Hoc Steering Committee recommendation – Discuss/possible action

Ken Jaworski, Martenson & Eisele – Reported where the Ad Hoc Steering Committee is in the Farmland Preservation Plan updating process. The draft plan was sent to the Department of Agriculture, Trade and Consumer Protection (DATCP) for their preliminary review. The DATCP reviewer sent back comments and suggested changes. On March 3rd, the Ad Hoc Committee reviewed those comments and the document and directed Jaworski to make the changes. One of DATCP's suggestions was to review the A-2 zoned lands in some of the zoned townships. The DATCP reviewer is questioning whether or not some of those areas should be in farmland preservation. The Ad Hoc Committee asked that the draft Farmland Preservation Plan maps be sent to the Towns of Brooklyn and Manchester for their final review based on the DATCP suggestion. They will be given a 30-day deadline to respond to the county. The Ad Hoc Committee also determined that Shute should attend the next Town Unit meeting in April to make a final presentation to the towns. The Ad Hoc Committee ultimately approved the draft plan with the changes and has now forwarded the document to this committee for its approval.

There was a general consensus that the Planning and Zoning Committee would like to review the document before approving it. They asked that the final document be presented to them for approval at the May 7th meeting. This will allow the document to be open for any comments or changes that may occur as a result of the April Town Unit meeting. The committee asked that the draft document be available on the county website. After the April Town Unit meeting and the Planning & Zoning Committee's final review/approval on May 7th, the document will be ready to send to DATCP for certification.

Motion by Reabe/Moderow, unanimously carried, to review the document at the committee's May 7th meeting.

Motion by Reabe/Moderow, unanimously carried, to have the Ad Hoc Committee's corrected Draft Farmland Preservation Plan available on the Green Lake County website.

DIRECTION ON TOWN REVIEW PROCESS FOR DRAFT FARMLAND PRESERVATION PLAN AND TIMELINE FOR COUNTY COMPLETION/ADOPTION

The Ad Hoc Committee for the Farmland Preservation Plan came to a general consensus that the towns have had ample opportunities to review and comment on the plan and maps. Only five of the ten towns chose to submit comments and/or inquire about the maps. The ad hoc committee agreed with DATCP's suggestion to once more pursue the Towns of Brooklyn and Manchester regarding the vast amount of A-2 lands that might possibly fit into farmland preservation. The towns will be contacted and given 30 days to respond. The draft plan, with the ad hoc committee's changes, will be presented to the Town Unit meeting in April. The Planning and Zoning Committee will review/approve the plan at the May 7th meeting and it will then be sent to DATCP for certification. Jaworski advised that it would be a good idea for the county board to adopt the Farmland Preservation Plan at the same time the Comprehensive Plan is adopted.

b. Select a new committee vice chair, if needed

Starshak talked to Nick Toney and he would like to remain the vice chair of this committee.

c. Ken Jaworski, Martenson & Eisele:

Comprehensive Plan: Revised Goals & Objectives - Discuss/possible action

Jaworski reported that all of the maps are completed with new data. This committee's homework will be to review the strategies that will be used to implement the comprehensive plan. This will be placed on future agendas for further discussion.

d. Voluntary unpaid leave request

Al Shute requested five days of unpaid leave (the last week in April). Starshak signed the required form approving the request.

CLOSED SESSION PER WISCONSIN STATE STATUTE 19.85(1)(C) CONSIDERING EMPLOYMENT, PROMOTION, COMPENSATION OR PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHICH THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY. (ANNUAL REVIEW FOR LAND DEVELOPMENT DIRECTOR/COUNTY SURVEYOR)

5:44 p.m. On a motion by Slate/Moderow, unanimously carried on roll call (5-ayes, 0-nays), to move to closed session per Wisconsin State Statute 19.85(1)(C) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

6:00 p.m. Motion by Starshak/Moderow, unanimously carried, to seat Nick Toney.

RESUME INTO OPEN SESSION FOR FINDINGS OF CLOSED SESSION.

6:03 p.m. On a motion by Reabe/Slate, unanimously carried on roll call (5-ayes, 0-nays), to resume into open session for findings of closed session.

On a motion by Moderow/Toney, unanimously carried, the committee approved the evaluation for the Land Development Director/County Surveyor and will forward to his personnel file.

FUTURE COMMITTEE ACTIVITIES

a. Future agenda items

- Review of ordinance for certified survey map approvals
- Comprehensive Plan strategies
- Discussion about securing Martenson & Eisele to update the exclusive agriculture district

b. Meeting dates

April 2, 2015

Business Meeting 4:30 p.m.

Public Hearing 6:00 p.m.

Committee Chairman Starshak reconvened the meeting of the Land Use Planning and Zoning Committee at 6:08 p.m. for public hearing items and read the rules of public hearing.

PUBLIC HEARING ITEMS

Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.

Item I: Owner: Matthew A. Graff **Applicant:** Mabel E. Graff **General legal description:** W1366 Sunny Drive, Parcels #010-00571-0000 and #010-00572-0000, Part of the SE¹/₄ of Section 28, T14N, R13E, Town of Mackford, ±8.670 acres **Request:** Rezone from A-1 Exclusive Agriculture to A-2 General Agriculture

a) Public Hearing

Matthew A. Graff, 440 W. Spring Street - Spoke in favor of the request.

Public hearing closed.

b) Committee Discussion & Deliberation

Matt Kirkman, Code Enforcement Officer – Explained the request.

The committee discussed the proposed lot line that goes through the middle of a building. The applicant explained that the building will eventually be torn down. Shute stated that the certified survey map that would be done after the rezone was approved would not be signed until the building is razed. Slate stated that the committee is only approving the rezone request; if there is a violation afterward, then the owner will be notified. Slate and Reabe each stated that it wouldn't be good practice to approve something that would immediately put the property in violation.

c) Committee Decision

Motion by Slate/Moderow to approve the rezone request as presented and forward to the county board for final action. Starshak – nay, Toney – nay, Moderow – aye, Reabe – nay, Slate – aye. Motion fails 3:2.

**Motion by Reabe/Toney to postpone the action on the rezone request to a date certain (May 7, 2015). Starshak – aye, Toney – aye, Moderow – aye, Reabe – aye, Slate – nay.
Motion carried.**

ADJOURN

6:22 p.m. The meeting was adjourned with no objection.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

April 2, 2015