

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, May 26, 2020

Time: 7:00 p.m.

*via remote access **ONLY**.

*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 922 607 342 Password: geQ278CHN3J

*Meeting audio can be listened to using this Audio conference dial in information.

Audio conference: 1-415-655-0001 Access Code: 922 607 342

**Please mute personal devices upon entry*

Members Present: Gary Gibson, Robin Leary, Nancy Coffey, James A. Dunning Dane Zook

Members Absent:

Ex officio Present: Nick Smiar

Staff Present: Rodney Eslinger, Jared Grande, Matt Michels, Dean Roth, Ben Bublitz

1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7 pm and confirmed that the meeting was properly noticed.

2. Roll Call

Chairperson Gibson – present, Supervisor Leary – present, Supervisor Coffey – present, Supervisor Dunning – present, Supervisor Zook – present.

3. Public Comment (15 minute maximum)

None

4. Public Hearings

- a. **Proposed Ordinance: File No. 20-21/013** "Amending the 1982 Zoning District Boundary Map for the Town of Otter Creek" (Wayne M. and Carla L. Kostka) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, requested that this hearing be postpone to the July 14 P&D meeting to allow the applicant to attend a town board meeting. The Town of Clear Creek met on May 19th but the town board never made a recommendation since the applicant did not attend their hearing.

Action: Motion by Robin Leary to postpone the Proposed Ordinance: File No. 20-21/013 to July 14, 2020. Motion carried on a roll call vote: 5-0-0.

- b. **Proposed Ordinance: File No. 20-21/019** "Amending the 1982 Zoning District Boundary Map for the Town of Washington" (Ryan and Heidi McKone) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, gave a brief update of the request and indicated there were some questions regarding what was being rezoned after the applicant's surveyor submitted an amendment to rezoned a portion of the property to the A3 which differed from what was originally advertised. Staff requested that this hearing be postponed to the June 23 P&D to allow staff and the applicant resolve this discrepancy.

Action: Motion by James A. Dunning to postpone Proposed Ordinance: File No. 20-21/019 to June 23, 2020. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/018** “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (Daniel & Patricia Green/Kerry & Deborah Kjelstad) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, indicated that the applicant requested to postpone their hearing to the June 23rd Planning and Development committee meeting. He indicated that the request is complex application that would allow a commercial zoning adjacent to a residential neighborhood. Several concerns have been raised by the neighbors, so the applicants are looking to regroup. The additional time would allow them to evaluate their proposal and possibly adjust their application if necessary.

Action: Motion by Nancy Coffey to postpone Proposed Ordinance: File No. 20-21/018 to June 23, 2020. Motion carried on a roll call vote: 5-0-0.

- d. A conditional use permit request to for planned unit development for multiple commercial buildings and uses in the proposed C-2 General Business District. (Green/Kjelstad) Town of Washington / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, gave an explanation that this conditional use permit request to directly related to the rezone ordinance file no. 20-21/018 and for the same reasons given for postponing the rezoning that the conditional use permit hearing be postponed to the June 23rd Planning and Development committee meeting.

Action: Motion by Robin Leary to postpone the conditional use permit request (CUP-0010-20) to June 23, 2020. Motion carried on a roll call vote: 5-0-0.

5. Final Plat Report Cambridge Estates / Discussion – Action

Dean Roth, County Surveyor for Eau Claire County presented the final plat report for the Plat of Cambridge Estates. He noted that there are items that need to be addressed by the surveyor before the plat can be signed. Mr. Eslinger displayed the plat on the screen for the committee and gave some highlights within the plat itself. Mr. Roth provided additional clarity for the committee regarding the process and next steps.

Action: Motion by Robin Leary to conditionally approve the Final Plat Report Cambridge Estates as presented. Motion carried on a roll call vote: 5-0-0.

6. 2021 County Budget Timeline Review

Mr. Eslinger, Director of Planning and Development for Eau Claire County presented the budget timeline to the committee.

7. 2020 Events related to COVID-19 / Discussion

Mr. Grande gave an update on the status of the special events that were planned in 2020. He noted that due to COVID-19 several events have been postponed to 2021, such Farm Technology Days. He informed the committee that the department will recognize the events that are postponed in 2020 to be valid in 2021.

8. Violation Update

Ben Bublitz, Land Use Technician, gave the committee his zoning violation update and answered questions from the committee.

9. Review/Approval of May 12, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the May 12, 2020 meeting minutes.

Action: Motion by James A. Dunning to approve May 12, 2020 Meeting Minutes as presented. Motion carried on a roll call: 5-0-0.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – June 9, 2020

11. Adjourn

Action: Meeting adjourned by unanimous consent at 7:52 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Rodney J. Eslinger". The signature is written in a cursive style with a large, prominent "R" and "E".

Rodney Eslinger
Clerk, Committee on Planning & Development

