

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, September 22, 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: 145 792 3426 Password: NSv3K8ij9ny

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

Audio conference: 1-415-655-0001 Access Code: 145 792 3426##

For those wishing to make public comment, you must e-mail Rod Eslinger at

Rod.Eslinger@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.

**Please mute personal devices upon entry*

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

Members Absent:

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels, Jared Grande

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. 20-21/065** "Amending the 1982 Zoning District Boundary Map for the Town of Pleasant Valley" (Helge E. and Rachel H. Vestnes) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report for the request. The applicant has petitioned to rezone 11.7 acres of land from the from A-P, Agricultural-Preservation District to the A-2 Agricultural Residential District to divide the existing residence from the remainder of the property. If approved, the result will create an irregular shaped lot that will require committee. The remaining 65.5 acres will remain zoned A-P. The land uses in this area are a mix of woodlands, ag. fields, and single-family residences. The property is accessed off Easterson Road. Matt reviewed an aerial map, site plan, the current zoning and planning designations, with the committee.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on September 21st and recommended approval of the request with findings.

Supervisor Coffey inquired about the lot configuration and frontage of the cul-de-sac. Mr. Michels clarify that the applicant was trying to satisfy the County's road frontage requirements.

No one else spoke in favor or against the request.

Action: Motion by Dane Zook to approve the Proposed Resolution: File No. 20-21/065. Motion carried on a roll call vote: 5-0-0.

- b. **Proposed Ordinance: File No. 20-21/066** "Amending the 1982 Zoning District Boundary Map for the Town of Washington" (Jeffrey and Bonnaly Goss) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 5.5 acres of property from the from A-1, Exclusive Agricultural District to the A-2, Agriculture-Residential District to divide the existing single-family residence and outbuildings to sell the land to his son. The applicant will retain the remaining acreage with the intent to build a single-family residence for themselves in the future. The property is in the SW ¼ of the SE ¼ of Section 28, T26N-R8W, Town of Washington. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the rezoning will not have impacts on agriculture in the area as there already a residence located on each lot.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on September 17th and recommended approval of the request on a 4-0 vote.

Bonnaly Goss was on the WebEx but was not able to speak due to a technical issue.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Resolution: File No. 20-21/066. Motion carried on a roll call vote: 5-0-0.

- c. A conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (2,500 square feet requested) in the R-H Rural Homes District. (Paul Slaby) Town of Pleasant Valley / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet (2,500 sq. ft. requested) on the applicant's property. Mr. Grande reported that the proposed 50-foot by 50-foot garage will be used for personal storage. He reviewed the location of the site within the Town of Pleasant Valley. The new garage would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the single-family residence that will be built on the lot within two years, and that the lot is large enough to support a garage of this size.

The Town of Pleasant Valley Town Board does not hold hearings on conditional use requests.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure in excess of 1,200 square feet (2,500 sq. ft.) in the RH District complies with the code standards for accessory structures in the district, is consistent with the purpose of the code and the standards for granting a conditional use. Mr. Grande recommended approval subject to the conditions in the staff report. Jared recommend that exhibit A replace the site plan in the original application.

Paul Slaby, owner, spoke in favor the request and did not have any additional comments.

Michael Dudzik, neighbor to the property asked about the site plan which showed a skid loader and fork-lift and how is that not business related.

No one else spoke in favor of or against the request.

Action: Motion by James A. Dunning to approve conditional use permit subject to staff's recommended conditions and the following conditions:

- The applicant shall provide a landscaping/screening plan consisting of natural/manmade materials for the west property line from the rear of the proposed garage along the property line where the driveway is located seven (7) feet from the property line as shown on Exhibit A. Trees shall be at least six feet tall at the time of planting and a manmade fence shall not exceed six feet in height. The landscaping/screening plan shall be approved by the Land Use Manager.
- Exhibit A shall be incorporated into the conditional use permit request and shall replace the original submitted site plan.

Motion carried on a roll call vote: 5-0-0.

5. Zoning Code (Title 18) Updated – Discussion

Jared Grande, Land Use Manager, presented the committee an updated timeline for the adoption of the zoning code.

6. Comprehensive Plan Update – Discussion

Matt Michels, Senior Planner, presented a power point outlining the updated comprehensive plan adoption schedule.

7. No-till Drill Update – Discussion

Rodney Eslinger, Director, gave an update on the no till planter (drill) purchase. He noted that over 350 acres have been planted and \$3,000 in rental fees have been collected year to date.

8. Review/Approval of September 8, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the September 8th meeting minutes.

Action: Motion by Robin Leary to approve the September 8, 2020 meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

9. Review/ Approval of August 25th & 8th, 2020 Joint Finance & Budget and Planning & Development meeting minutes - Discussion / Action

The committee reviewed the joint Finance and Budget and Planning and Development meeting minutes.

Action: Motion by Nancy Coffey to approve the August 25th & 8th, 2020 Joint Finance & Budget and Planning & Development meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – October 27, 2020

11. Adjourn

Action: Meeting adjourned by unanimous consent at 8:47 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development