

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, October 27, 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: **145 246 9605** Password: **jmTcd22DRs4**

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

Audio conference: 1-415-655-0001 Access Code: **145 246 9605**

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, 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. 20-21/074** “Amending the 1982 Zoning District Boundary Map for the Town of Pleasant Valley” (Troy Schneider) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report for the request. The applicant has petitioned to rezone 35 acres of land from the from A-P, Agricultural-Preservation District to the A-1 Exclusive Agricultural District to allow the applicant to construct a single-family home and pole shed without the annual agricultural income requirement. There will not be any further land division of the parcel. The land uses in this area are a mix of woodlands, ag. fields, and single-family residences. The property is accessed off Cedar 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 of Pleasant Valley Town Board met on October 12, 2020 and recommended approval. Supervisor Coffey inquired about the road access to the lot.

Troy Schneider, applicant and owner, spoke in favor of the request and confirmed that he had already secure driveway access approval from the town and that the driveway would be located along the common boundary shared with the existing 5 acre lot.

No one else spoke in favor or against the request.

Action: Motion by James A. Dunning to approve the Proposed Ordinance: File No. 20-21/074. Motion carried on a roll call vote: 5-0-0.

- b. **Proposed Ordinance: File No. 20-21/076** "Amending the 1982 Zoning District Boundary Map for the Town of Otter Creek" (Paul & Joella Roach) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 10.7 acres of property from the from A-P, Agricultural-Preservation District to the A-2, Agriculture-Residential District to divide the existing single-family residence and outbuildings from the remainder of the property. The balance of the land will remain in agricultural production and zoned A-P. Matt explained that if the applicant could have kept the size of the parcel to 5 acres or less it would have qualified as a farmland consolidation, but due to the building location on the parcel that was not possible. 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 presented a short video of the property. Mr. Michels reviewed his staff findings with the committee and gave his recommendation to approve the rezoning. The Otter Creek Town Board recommended approval of the request.

Paul Ranch, applicant and owner, spoke in favor of the petition and indicated that they have an accepted offer already who cash crops in Otter Creek.

No one else spoke in favor or against the request.

Action: Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 20-21/076. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/081** "Amending the 1982 Zoning District Boundary Map for the Town of Brunswick" (Dana P & Sheryl L Turner/Peter Gartmann) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 43 acres of property from the from A-P, Agricultural-Preservation District to the A-2, Agriculture-Residential District to allow the development of a six-lot agricultural residential subdivision. Matt noted that the northerly 5 acres has already been sold to an adjacent owner and is consider a sale to an adjoining property. This property is located in portions of the SW ¼ of the SW ¼ of section 8 and portion of the NW ¼ of the NW ¼

of Section 17, T26N-R10W, Town of Brunswick. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the soils are sandy in nature and generally are not considered productive soils. Matt presented a short video of the property. Mr. Michels reviewed his staff findings with the committee and gave his recommendation to approve the rezoning. The Brunswick Town Board recommended approval of the request on a vote of 3-0.

Dana Turner, applicant and owner, spoke in favor of the petition and indicated that the soils are not productive at all. He feels the residential development is compatible with the existing development patterns in the neighborhood.

Jeremy Shaw with Real Land Surveyor, agent, spoke in favor of the request.

Melissa Meier, neighbor, asked about the proposed lot layout. Matt showed the layout that was provided with the application.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Ordinance: File No. 20-21/081. Motion carried on a roll call vote: 5-0-0.

5. Resolution 20-21/079 Supporting the Public Safety Answering Point (PSAP) Grant – Discussion / Action.

Mr. Eslinger briefed the committee on resolution 20-21/079.

Action: Motion by Nancy Coffey to approve the Proposed Resolution 20-21/079. Motion carried on a roll call vote: 5-0-0.

6. Violation Status Report / Discussion

Ben Bublitz, Eau Claire County's Land Use Technician presented the zoning violation report to the committee.

7. Fall Clean Sweep Update / Discussion

Matt Michels, Senior Planner, presented the fall clean sweep and electronic collection numbers to the committee. He noted that these events cost around \$20,000 to fund. Supervisor Zook and Gibson encouraged more exposure of these events to the eastern part of Eau Claire County and noted to engage with the school district communities.

8. 2021 Meeting Schedule / Discussion – Action

Mr. Eslinger presented the 2021 committee meeting schedule to the committee.

Action: Motion by Robin Leary to approve the 2021 Meeting schedule as presented. Motion carried on a roll call vote: 5-0-0.

9. Quarterly Departmental Report/Fiscal Report / Discussion

Mr. Eslinger presented the 3rd quarter fiscal report with the committee. He noted financially the department is scheduled to meet or surpass its projected revenues and the overall expenditures are down.

10. Review of September bills / Discussion

The committee reviewed the September bills.

11. Review/Approval of September 22, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the September 22, 2020 meeting minutes.

Action: Motion by Dane Zook to approve the September 22, 2020 Planning & Development meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

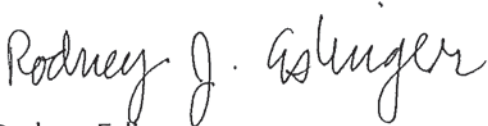
12. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – November 17, 2020

13. Adjourn

Action: Meeting adjourned by unanimous consent at 8:46 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development