

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, December 8, 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: **145 423 7202** Password: **5KbT6QV2T3V**

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

Audio conference: 1-415-655-0001 Access Code: **1454237202##**

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*

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment **(15 minute maximum)**
4. Public Hearings
 - a. **Proposed Ordinance: File No. 20-21/087** "Update Chapter 19 of the Comprehensive Plan of the County Code" / Discussion – Action **PAGES 2 - 9**
5. Request to Amend "Building Pad Location" on Lot 91 of recorded plat "Third Addition to St. Andrews Park". (Spies/Gartmann) Town of Seymour / Discussion – Action **PAGES 10 - 17**
6. Screening on Property Lines / Discussion
7. Review of November bills / Discussion **PAGE 18**
8. Review/Approval of November 17, 2020 Meeting Minutes / Discussion – Action **PAGES 19 - 20**
9. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting – January 12, 2021
10. Adjourn

Prepared by: Samuel Simmons, Administrative Specialist III, Planning & Development

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 715-839-6945 (FAX) 839-1669 or (TDD) 839-4735 or by writing to the ADA Coordinator, Human Resources Department, Eau Claire County Courthouse, 721 Oxford Ave., Eau Claire, Wisconsin 54703



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

TO: Committee on Planning & Development
FROM: Matt Michels, AICP, Senior Planner
RE: Eau Claire County ten-year comprehensive plan update
DATE: December 8, 2020

RECOMMENDATION Staff, as well as the County Comprehensive Plan Update Steering Committee and the Eau Claire City-County Board of Health, recommend adoption of the Comprehensive Plan update (see attached resolution)

Draft plan available here: tinyurl.com/y63tzmnj and maps here: tinyurl.com/yxan22a9

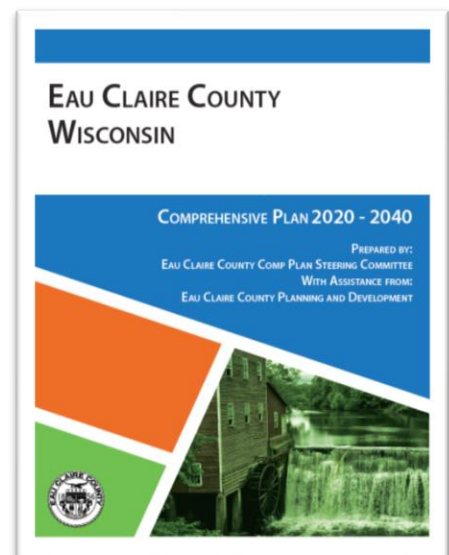
BACKGROUND

The County Comprehensive Plan provides a 20 year vision for the development of the County, with a focus on land use. The plan is comprehensive and general in scope, and provides goals, objectives, policies, maps, and programs (actions) to help guide development of the County. Per State Statute, certain ordinances, such as rezonings and other land use decisions, must be consistent with the comprehensive plan. The plan provides guidance and direction to help the County make rational, consistent decisions that further County objectives, such as sustainability, public health, preservation of agricultural land and conservation of environmentally sensitive lands, and that are harmonious with the values and desires of the residents.

By state law (Wisc. Statutes §66.1001), every municipality in Wisconsin, including towns and counties, are required to adopt a Comprehensive Plan that includes, at a minimum, nine (9) required elements and to update said plan at least every ten (10) years. The 9 required elements are:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The County's existing comprehensive plan was adopted on April 20, 2010 and is valid for 10 years. The county appointed a steering committee composed of town and city leaders to work with the community and County planning staff to evaluate and update the plan. This process entailed public outreach and involved a review and discussion of each element, including the Future Land Use Map, which incorporates map updates from town plans. The intent is to ensure that the plan accurately reflects the vision, values, and



desires of the community, incorporating county-wide goals as well as local, grassroots Town-level planning objectives.

PUBLIC PARTICIPATION

Following is a summary of the strategies the County took to inform, engage, and involve the public in the development, review, and adoption of the Comprehensive Plan update:

- 11 Steering Committee meetings from June, 2019 to November, 2020
- Community survey in Fall, 2019
- Public open house on March 10, 2020
- County website – including agendas, plan drafts, and email contact to ask questions or provide comments

SUMMARY OF PROPOSED AMENDMENTS

While numerous updates and amendments are proposed, overall the plan organization, policies, and future land use categories remain largely unchanged since the steering committee felt that it was judicious to retain the portions of the plan that have proven to work well during the 10-year lifespan of the existing plan.

Text Updates/Amendments

1. Conducted SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis (Chapter 1)
2. Updated, more concise Vision Statement (Chapter 2)

Eau Claire County is a healthy, safe, prosperous, and diverse community that seeks to balance sustainable, high-quality growth and economic development with the protection and conservation of agriculture and natural resources. Residents value their high quality of life and investments that further opportunities for all county residents. Chief among these values and quality of life indicators are a strong and diverse economy, world-class education, a range of quality housing choices, year-round recreation, a healthy community, and an appreciation of and participation in arts and culture.

3. Reviewed and updated goals, policies, and objectives of the plan (Chapter 2)
4. Reviewed and updated Future Land Use designations and policies (Chapter 3)
5. Revised and reformatted implementation actions to implementation matrix (Chapter 4)
Updated background report and demographic information (Chapter 5)
 - Population, age – population growing & getting older; household size lower
 - Housing – housing prices increasing over 7x faster than wages
 - Employment & Income – median family incomes in County up 20.1% from 2007-2017, but still slightly behind Wisconsin median
 - Energy – renewable energy (i.e. solar, biogas (methane from landfill), and other sources) hold potential in Eau Claire County
 - Agriculture – fewer farms and less land in agriculture; higher values per farm
 - Surface and Groundwater Resources – need to evaluate, monitor, manage, and conserve
6. Included 2019 community survey and results (Appendix A)
 - Opportunity to “take pulse” of community and gauge how residents feel about development and conditions in the County. For the most part, responses reflect a generally positive, “cup half full” view of quality of life and support for County Board priorities, such as protecting

groundwater, improving roads, preserving agricultural lands, increasing range of housing opportunities and working increasing sustainability

Map Updates & Amendments

1. Utilize parcel-based mapping, wherein all Future Land Use Designations conform to parcel boundaries (e.g. no parcels with more than one future land use designation)
2. Updated the Future Land Use Map to reflect changes to town maps, existing land use, and to match parcel lines (Appendix B – Map 9)
3. Updates to County Future Land Use Map (Map 9) based on Town comprehensive plan amendments (including Washington, Union, Seymour, Lincoln) since the effective date of the County Comprehensive Plan:
 - Highway 93 corridor, including NE corner of Hwy 93 & Walnut Rd.
 - Highway 12 corridor, including NW corner of Hwy 12 & Elco Rd.
 - Area north of Hwy SS near Eau Claire River from RR to RL
 - New Park & Recreational area in Trillium subdivision
 - Southeast corner Hwy 93 & II – match RC area east and south of Corner Store with Official Map

Miscellaneous

1. Reformatted plan using Adobe InDesign
2. New plan cover
3. Added chapter tabs
4. New photography throughout plan
5. Updated quote boxes throughout plan with community survey data

EAU CLAIRE CITY-COUNTY BOARD OF HEALTH ACTION

On July 22, 2020, the Eau Claire County Board of Health unanimously (7-0 vote) supported the adoption of the updated county comprehensive plan (see attached minutes).

COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE ACTION

On November 2, 2020 the Eau Claire County Comprehensive Plan Update Steering Committee unanimously (4-0 vote) adopted a resolution (attached) recommending that the County Committee on Planning and Development approve a resolution recommending approval of the updated county comprehensive plan to the County Board.

RECOMMENDATION

The County Comprehensive Plan Update Steering Committee recommends that the Committee on Planning and Development recommend adoption of the Comprehensive Plan update to the County Board.

**EAU CLAIRE COUNTY
COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE**

RESOLUTION

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN UPDATE AS PREPARED BY THE EAU CLAIRE COUNTY COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE

WHEREAS, Eau Claire County established a steering committee composed of public officials from county municipalities and other stakeholders for the purposes of reviewing and updating Comprehensive Plan for Eau Claire County; and

WHEREAS, numerous persons involved in local planning provided information at regular meetings called by the Eau Claire County Department of Planning & Development; and

WHEREAS, members of the public were invited to attend and make comments at said meetings; and

WHEREAS, the Eau Claire County Comprehensive Plan Steering Committee has reviewed the recommended Comprehensive Plan update at a regular monthly meeting; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Eau Claire County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Eau Claire County Committee on Planning & Development for the Comprehensive Plan; and

WHEREAS, after said public hearing, the Eau Claire County Board of Supervisors will decide whether to adopt by ordinance the updated Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, county zoning ordinances (§ 59.69 (5), Wis. Stats.), zoning of shorelands or wetlands in shorelands under (§ 59.692, Wis. Stats.), and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of Eau Claire County, such as rezoning of property under § 66.1001(3), Wis. Stats.; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

NOW, THEREFORE BE IT RESOLVED, by the Eau Claire County Comprehensive Plan Steering Committee that the recommended Comprehensive Plan is hereby recommended for adoption pursuant to § 59.69 and § 66.1001, Wisconsin Statutes and that the Plan Commission recommends said Comprehensive Plan to the County Board for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Dated this 2nd day of November, 2020



Matt Michels, Chair
Eau Claire County Comprehensive Plan Steering Committee

July 22, 2020 Board of Health Meeting
County Courthouse, Room G-302
Virtual Meeting held via WebEx

The Board of Health convened in open session at 5:15 pm
The meeting was called to order by Merey Price

Board Members Present

Quorum is reached

Emily Berge
Jennifer Eddy
Terry Miskulin
Martha Nieman
Liz Spencer
Merey Price
Don Bodeau (6:42pm left after motion
for agenda item 4.j)

Board Members Absent:

Donald Bodeau

Staff Members Present:

Lieske Giese
Marisa Stanley
Janice Vinopal
Gina Holt (recorder)

Order of Agenda Request to pull items from Consent Agenda

- None Made

Public Comment:

- None Made

Consent Agenda

- Approval of minutes from June 24, 2020 meeting
- Approve Americorp/Healthcorp member fee for one-year position
- Approve UW Population Health Fellowship stipend
- Approve Stipends

Motion to approve Consent Agenda: Jennifer Eddy

2nd Motion: Emily Berge

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Merey Price, Don Bodeau

Business Item

- Receive quarterly financial update
 - There are other areas of revenue sources that were not part of the original budget that have been approved by the board and are not yet in the summary report for this quarter due to MUNIS. Some of the budgets such as the COVID budget is still being loaded into the financial system.

Motion to receive quarterly financial update as presented by Health Department Staff: Liz Spencer

2nd Motion: Don Bodeau

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Merey Price, Don Bodeau

- Receive COVID-19 Prevention and Control Order
 - Receiving the July 8th and July 23rd orders.
 - The first order written started on May 18th, 2020.
 - The order is drafted by the incident command team and the legal team.
 - There is no change from the July 8th and July 23rd order aside from date and data updates.

- We anticipate that the case numbers will continue to be steady. The goal is to not have any spikes in cases.
- The order progression is based on the Respond Together in Eau Claire Plan. We are at step D in the plan.

Motion to receive COVID-19 Prevention and Control Orders as presented by Health

Department Staff: Liz Spencer

2nd Motion: Don Bodeau

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price, Don Bodeau

c. Recommend Approval of the County's Comprehensive Plan

- The County's Comprehensive Plan provides a 20-year vision for the development of the County.
- Health Department staff were part of the planning process.
- We believe that this will be moving forward for approval by the County Board in the next month or two. Board members expressed support.
- Agriculture is a part of the Comprehensive Plan; it may not specifically address CAFO's.

Motion to Recommend Approval of the Counties Comprehensive Plan as presented by Health

Department Staff: Don Bodeau

2nd Motion: Martha Nieman

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price, Don Bodeau

d. Recommend support for Clean Water County Resolution

- The resolution was not passed last night at the County Board meeting due to weather causing the meeting to adjourn. This resolution will be voted on at the July 23rd County Board meeting.
- Board members expressed their support for the Clean Water County Resolution.
- There could be opportunities and ideas for Board members to decide if action sooner rather than latter would be appropriate.

Motion to recommend support for Clean Water County Resolution as presented by Health

Department Staff: Terry Miskulin

2nd Motion: Martha Nieman

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price, Don Bodeau

e. Receive quarterly financial update Approve 2019 Fund Balance Account allocations

- This is the fund balance allocation from 2019. This dollar amount would be coming into fund balance into the Capital Purchases account.
- In 2018 a considerable amount was removed from the Capital Purchases account for remodeling.
- The fund balance amount \$103,753 is partially planned for coming from things such as fees. New grants also account for some of the amount.
- The goal as a board was to get to three months of non-grant availability in the fund balance.

Motion to approve 2019 Fund Balance Account allocations as presented by Health Department Staff: Emily Berge

2nd Motion: Jennifer Eddy

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price, Don Bodeau

f. Approve Fee Deviation Policy Update

- This overall policy is typically brought to the board annually to review.
- Changes to the policy include adding the situations in which declared Public Health Emergency results in a prolonged and significant reduction in the payee's service and operations and the services intended to be provided by ECCCHD in association with an established fee. Provision by board related to challenges in Emergency.

Motion to approve Fee Deviation Policy update as presented by Health Department Staff:

Emily Berge

2nd Motion: Martha Nieman

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price, Don Bodeau

g. Review and approve draft 2021 Health Department Budget-

- This is a preliminary budget for 2021.
- There are a lot of moving parts with the Health Department budget. There are non calendar grants and several revenue sources that carry over. We also have considerable uncertainty with COVID19.
- Tax levy is a big question mark at this point.
- New or additional dollars came in after 2020 budget including Title X funding as well as increase in Nurse Family Partnership funding.
- The Health Department uses Group Health Cooperative through the City for employee health insurance.
- Equipment purchases are budgeted for primarily for computer replacements and purchases under \$5,000.

Motion to review and approve draft 2021 Health Department Budget as presented by Health Department Staff: Liz Spencer

2nd Motion: Terry Miskulin

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price

h. Approve 2021 expenditures for the 2020 – 2024 Health Department Capital Improvement Plan

- Large capital purchases will be brought back to the board for approval at the time of purchase.

Motion to approve 2021 portion of 2020 – 2024 Health Department Capital Improvement Plan as presented by Health Department Staff: Liz Spencer

2nd Motion: Martha Nieman

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price, Don Bodeau

i. Approve 2021 Pay Plan

- The proposed plan is currently built into the budget draft being brought forward.
- Board members express that health department employees have been having an increase in work and stress during COVID 19.

Motion to approve 2021 Pay Plan as presented by Health Department Staff: Liz Spencer

2nd Motion: Jennifer Eddy

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price, Don Bodeau

- j. Approve 2020-2021 License Fee Change due to Public Health Emergency
- Licensed businesses were significantly impacted by COVID-19.
 - This change would offer a credit to those licensed businesses that were impacted by COVID in programs for restaurants, retail food, school food, swimming pools/water attractions, lodging, body art, and campgrounds and recreational educational camps.
 - This would be a one-time fee change.

Motion to approve 2020-2021 License Fee Change due to Public Health Emergency as presented by Health Department Staff: Martha Nieman

2nd Motion: Emily Berge

Motion Carried: Yes (unanimous vote) Emily Berge, Jennifer Eddy, Terry Miskulin, Martha Nieman, Liz Spencer, Mery Price,

Other policy and informational items from staff for the Board

- a. Director/Health Officer Report
 - No discussion
- b. Correspondence/Media
 - No discussion
- c. COVID-19 situational update and review of plan
 - Board members are encouraged to go to the Health Department website for the most current COVID situation reports and data.
 - Disease investigation and contract tracing hiring continues to move forward.
 - With UWEC starting soon we are trying to prepare and anticipate what that may look like for COVID 19 cases.
 - The health department continues to work with partners throughout the community to plan and discuss such topics as masks and whether a mandate would be needed, as well as K-12 and higher education planning.
 - A survey went out from the Chamber asking questions regarding a mask mandate.
 - The health department counts on the CDC for best practice information. The state also provides guidance as far as best practices. There have been challenges at the federal level.
- d. Healthy Communities Quarterly Update
 - Some groups are continuing to meet.
- e. Strategic Plan Update
 - Data and health equity have been such a huge part of the response to our COVID-19 efforts.

Board member informational items

- a. Board of Health Advocacy/Policy –The County Board passed the Racism as a Public Health Concern Resolution. Eau Claire was requested to be part of a national platform to share the experience. Kim Cronk and either Lieske Giese or Courtney Draxler will be part of the discussion.

Requests from Board members for future agenda items to be given consideration

- a. None made

Next scheduled BOH meeting is August 26, 2020 at 5:15 p.m.

Mery Price adjourned the meeting at 7:09 p.m.



Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741

Building Inspection
839-2944
Emergency Management
839-4736
Geographical Information Systems
839-4730
Land Conservation
839-6226
Land Records
839-4742
Land Use Management
839-4743
Planning
839-5055
Recycling
839-2756

REPORT:

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Jared Grande, Land Use Manager

DATE: December 4, 2020

RE: Request to amend the building pad location on Lot 91 of recorded plat Third Addition to St. Andrews Park

Pete Gartmann, Professional Land Surveyor, has requested approval to amend the “building pad location” as platted for Lot 91 in the recorded plat Third Addition to St. Andrews Park. Third Addition to St. Andrews Park is in Section 13 and 18, T27N-R9W, Town of Seymour. The affidavit requires the approval of the following approving authorities: City of Eau Claire, Town of Seymour, and Eau Claire County.

The Affidavit indicates the applicant is requesting removal of the “building pad location” so this requirement is no longer present on Lot 91 within Third Addition to St. Andrews Park. When Third Addition to St. Andrews Park was developed, a condition of approval from the City of Eau Claire was to have pre-designed building pad locations on each lot.

The City of Eau Claire and the Town of Seymour are required to approve the requested change as indicated in the Affidavit. The surveyor is required to obtain signatures on the affidavit by City of Eau Claire and the Town of Seymour prior to final signature from Eau Claire County. The affidavit needs to be recorded in the Register of Deeds office before the change is effective.

STAFF RECOMMENDATION: Staff has reviewed this request and recommends that the committee approve the adjustments for the building pad locations for Lot 91 of recorded plat Third Addition to St. Andrews Park subject to the following conditions:

1. After all certificates have been executed, the final correction affidavit shall be recorded in the Register of Deeds office.
2. A copy of the recorded correction affidavit shall be provided to the department for filing in the property file.



Eau Claire County
Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Application Accepted:	11-23-20
Accepted By:	Cheryl-mail
Receipt Number:	65455
Town Hearing Date:	
Scheduled Hearing Date:	12/8/20

COMMITTEE REVIEW APPLICATION

Property Owner Name: Jacob Spies Phone# _____
 Mailing Address: 1185 THISTLE LAKE Eau Claire WI 54703
 Email Address: _____

Agent Name: Pete GARTMAN RLS Phone# 715-514-4116
 Mailing Address: 1360 INTERNATIONAL DR. E.C. 54701
 Email Address: pgartman@rls.wi.com

SITE INFORMATION

Site Address: 1185 THISTLE LAKE Eau Claire
 Property Description: Lot 4 91 1/2 Sec. 13 T 27 N, R 9 W, Town of Seymour
 Zoning District: _____ Code Section(s): _____
 Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
 Check Applicable
 Computer #(s): 18020 - 227 - 0818 _____
0201 - 247 - 10 - 0602 _____

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

- A detailed written statement that specifically identifies what is being requested for review.
- Written narrative that justifies the need for the request. When applicable, it is the applicant's responsibility to prove that an "unnecessary hardship" exists.
- The applicant may be required to flag/stake the property/project corners and label them accordingly (e.g. NE Lot corner, NE building corner).
- A scaled site plan of the site and surrounding area for a distance of 100 feet, including buildings and other structures. Also, include the proposed addition/structure/location of septic system, well, driveway, property lines, navigable water ways, wetlands, floodplains, slopes in excess of 20% , and any other unique limiting condition of the property. All maps and engineering data to be no larger than 11" x 17".
- Provide a \$215.00 application fee (non-refundable), payable to the Eau Claire County Treasurer. ** Review by the committee is not a public hearing**

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature [Signature]

Date 11/19/2020

At the meeting, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

AFFIDAVIT

STATE OF WISCONSIN
COUNTY OF EAU CLAIRE ^{SS}

I, PETER J. GARTMANN, Professional Land Surveyor No. 2279, hereby depose and say:

That I am a land surveyor registered in the State of Wisconsin:

That "3rd Addition to St. Andrews Park" is a recorded plat located in Section 13 and 18, T27N, R9W, Town of Seymour, Eau Claire County, Wisconsin.

That "Lot 91" is a part of said recorded plat of "3rd Addition to St. Andrews Park"

That there is a "Building Pad Location" defined and shown on said "Lot 91, 3rd Addition to St. Andrews Park"

That the purpose of this document is to remove the "Building Pad Location" of said "Lot 91" as defined on the original plat of "3rd Addition to St. Andrews Park".

That the Town of Seymour, the City of Eau Claire, and Eau Claire County have approved the removal of the Building Pad Location for Lot 91, 3rd Addition to St. Andrews Park", as shown by the signatures and dates shown on "Attachment A"

That I make this Affidavit for the purpose of removing the "Building Pad Location", on said Lot 91, 3rd Addition to St. Andrews Park", and for no other purpose.

PETER J. GARTMANN, P.L.S. 2279

Subscribed and sworn to before me
this _____TH day of _____, 2020

Notary Public, State of Wisconsin
My commission expires _____.

This instrument drafted by:
PETER J. GARTMANN

ATTACHMENT "A"

CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT:

I, RODNEY J. ESLINGER, DIRECTOR OF THE EAU CLAIRE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, HEREBY CERTIFY THAT THAT THE REMOVAL OF THE BUILDING PAD ON LOT 91, 3RD ADDITION TO ST. ANDREWS PARK, IS HEREBY APPROVED.

_____ DATED THIS _____ DAY OF _____, 2020
RODNEY J. ESLINGER

CERTIFICATE OF TOWN OF SEYOUR APPROVAL:

I, DOUGLAS KRANIG, TOWN CHAIRMAN, TOWN OF SEYMOUR, THAT THE REMOVAL OF THE BUILDING PAD ON LOT 91, 3RD ADDITION TO ST. ANDREWS PARK, IS HEREBY APPROVED BY THE TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN.

_____ DATED THIS _____ DAY OF _____, 2020
DOUGLAS KRANIG
TOWN CHAIRMAN

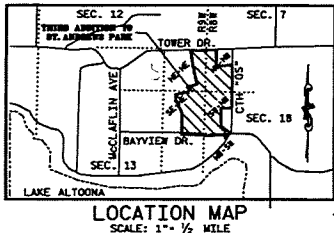
CERTIFICATE OF CITY DEPARTMENT OF PLANNING AND DEVELOPMENT:

I, SCOTT ALLEN, DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF EAU CLAIRE, HEREBY CERTIFY THAT THAT THE REMOVAL OF THE BUILDING PAD ON LOT 91, 3RD ADDITION TO ST. ANDREWS PARK," IS HEREBY APPROVED.

_____ DATED THIS _____ DAY OF _____, 2020
SCOTT ALLEN, DIRECTOR
COMMUNITY DEVELOPMENT

THIRD ADDITION TO ST. ANDREWS PARK

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 27 North, Range 9 West, part of the Fractional Northwest Quarter of the Northwest Quarter, part of the Fractional Southwest of the Northwest Quarter, and part of the Fractional Northwest Quarter of the Southwest Quarter, Section 18, Township 27 North, Range 8 West, all in the Town of Seymour, Eau Claire County, Wisconsin including all of Lot 2 of the certified survey map recorded in Volume 4 of Certified Survey Maps, Pages 134 through 136 at the office of the Eau Claire County Register of Deeds



- NOTES:
- 1.) ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.
 - 2.) ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 5 SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.
 - 3.) ALL AREAS HEREON DESIGNATED AS "DRAINAGE EASEMENT" SHALL BE "DRAINAGE EASEMENT AND / OR STORM WATER RETENTION AREA". NO CONSTRUCTION OF ANY KIND ALLOWED WITHIN THESE AREAS.
 - 4.) NO OBSTRUCTIONS SUCH AS STRUCTURES, PARKING OR VEGETATION SHALL BE ALLOWED BETWEEN 2 1/2 FEET AND 10 FEET ABOVE THE ELEVATION OF THE ROADWAY WITHIN VISION EASEMENTS.

THIS INSTRUMENT DRAFTED BY HARRY B. WARDEN (FILE # L:\SURVEY\000\430193\PLATREV.DWG)

LEGEND:

- SET 3/4" x 30" IRON REBAR WEIGHING 4.30 LBS/LF
- SET 1" 00 x 24" IRON PIPE WEIGHING 1.13 LBS/LF
- ⊠ FOUND EAU CLAIRE COUNTY MONUMENT AS NOTED
- FOUND 1/4" IRON REBAR (UNLESS NOTED)
- (M) MEASURED AS
- (R) RECORDED AS
- UTILITY EASEMENT, 10 FEET WIDE UNLESS NOTED
- - - FUTURE LOT SUBDIVISION LINE
- ▨ BUILDING PAD LIMITS
- ▧ SLOPES IN EXCESS OF 20%. NO CONSTRUCTION OF ANY KIND ALLOWED WITHIN THIS AREA

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified **NOVEMBER 9TH**, 2004

Rose M. Power
Department of Administration

OUTLOT 1
63450 S.F.
1.4567 acres

- NOTES:
- 1.) NO BUILDING CONSTRUCTION IS ALLOWED ON OUTLOT 1
 - 2.) NO DIRECT ACCESS IS ALLOWED TO C.T.H. "00" FROM OUTLOT 1
 - 3.) TEMPORARY DRAINAGE EASEMENT IN OUTLOT 1 SHALL EXIST UNTIL FUTURE PLATTING OF SAID OUTLOT.



917070
HARRY B. WARDEN
EAU CLAIRE COUNTY
REGISTER OF DEEDS
EAU CLAIRE, WI

RECORDED ON
12/09/2004 01:35PM

REC. FEE:
TRANS. FEE:
EXEMPT #:

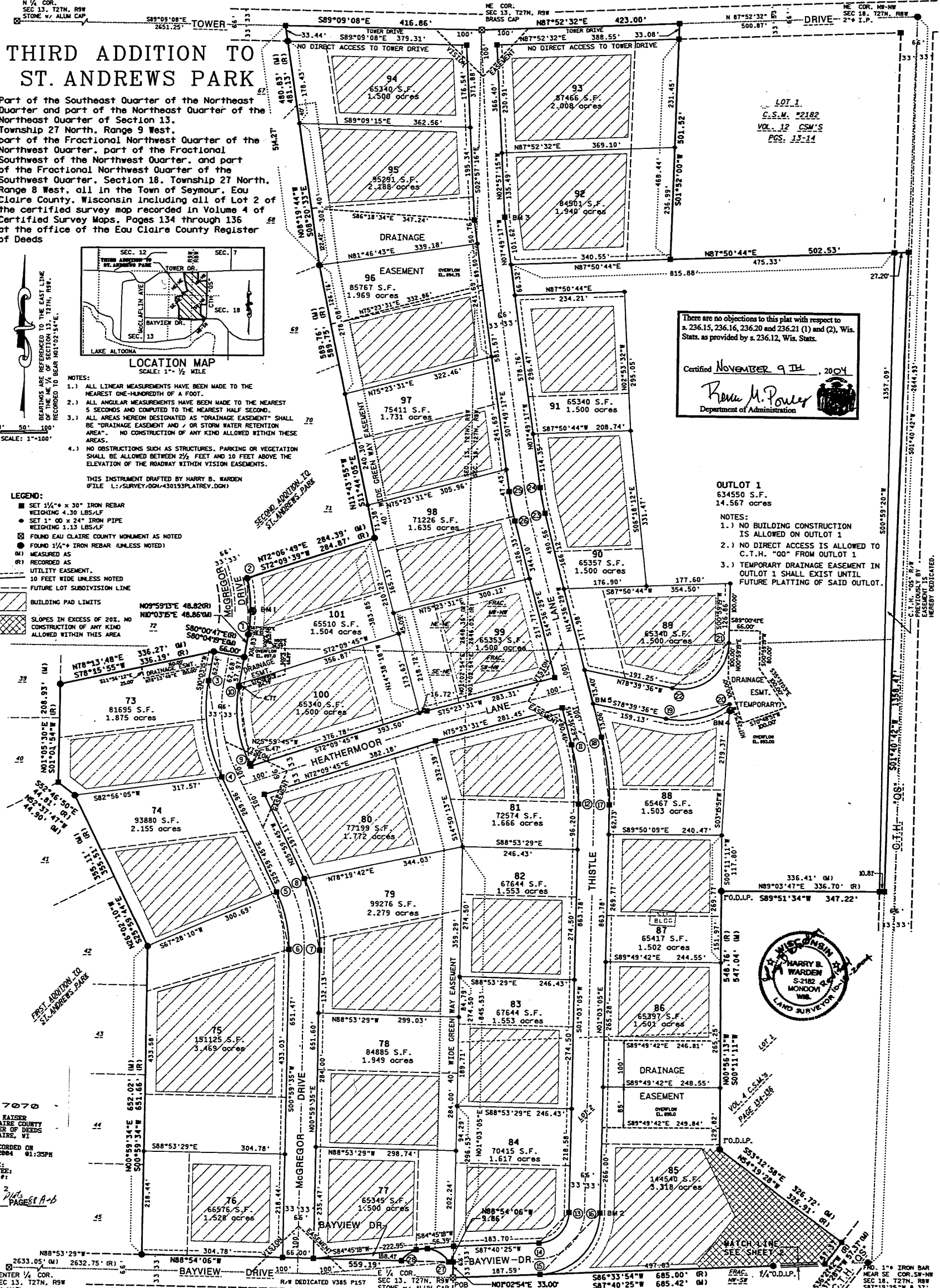
PAGES: 2
VOL. 12 PAGE 83A-B

2633.05' (M) 2632.75' (R) CENTER 1/4 COR. SEC. 13, T27N, R9W PK NAIL

2633.05' (M) 2632.75' (R) E 1/4 COR. SEC. 13, T27N, R9W STONE w/ ALUM CAP

NO. 1" IRON BAR NEAR SE COR. SW-NW SEC. 18, T27N, R9W S87°19'25"W 8.37' OF COMPUTED CORNER

SHEET 1 OF 2



THIRD ADDITION TO ST. ANDREWS PARK

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 27 North, Range 9 West, part of the Fractional Northwest Quarter of the Northwest Quarter, part of the Fractional Southwest of the Northwest Quarter, and part of the Fractional Northwest Quarter of the Southwest Quarter, Section 18, Township 27 North, Range 8 West, all in the Town of Seymour, Eau Claire County, Wisconsin including all of Lot 2 of the certified survey map recorded in Volume 4 of Certified Survey Maps, Pages 134 through 136 at the office of the Eau Claire County Register of Deeds

SURVEYOR'S CERTIFICATE

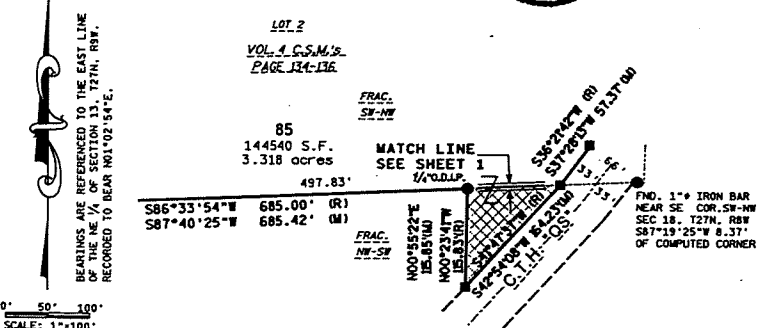
I, Harry B. Warden, Registered Land Surveyor, hereby certify to the best of my knowledge and belief that I have surveyed, divided and staked the plot of the THIRD ADDITION TO ST. ANDREWS PARK, being part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 27 North, Range 9 West, part of the Fractional Northwest Quarter of the Northwest Quarter, part of the Fractional Southwest of the Northwest Quarter, and part of the Fractional Northwest Quarter of the Southwest Quarter, Section 18, Township 27 North, Range 8 West, all in the Town of Seymour, Eau Claire County, Wisconsin including all of Lot 2 of the certified survey map recorded in Volume 4 of Certified Survey Maps, Pages 134 through 136 at the office of the Eau Claire County Register of Deeds. Said plot is bounded by a line described as follows:

Commencing at the east one-quarter corner of said Section 13, being the point of beginning; Thence N01°02'54"E, along the east line of said section, 33.00 feet to the north right-of-way line of Boyview Drive; Thence N88°54'06"W, along said right-of-way line, 9.86 feet; Thence along said right-of-way line and along a curve having a radius of 60.00 feet, an arc length of 118.64 feet, a chord bearing of N88°54'06"W and a chord length of 100.23 feet; Thence N88°54'06"W, along said right-of-way line, 559.19 feet to the southeast corner of the plot of the First Addition to St. Andrews Park; Thence N01°59'34"E, along the east line of said plot, 652.02 feet; Thence N26°02'10"W, along said line, 355.11 feet; Thence N52°37'47"W, along said line, 44.30 feet; Thence N01°05'40"E, along said line, 208.33 feet to the southwest corner of Lot 72 of the plot of the Second Addition to St. Andrews Park; Thence N78°13'48"E, 336.27 feet to the southeast corner of said Lot 72; Thence S80°04'12"E, 66.00 feet to the southeast corner of the right-of-way of McGregor Drive in said plot; Thence N18°03'15"E, along the east right-of-way line of McGregor Drive, 48.86 feet; Thence along said right-of-way line and along a curve having a radius of 305.60 feet, an arc length of 120.39 feet, a chord bearing of N01°17'17"W and a chord length of 120.20 feet to the southwest corner of Lot 71 of said plot; Thence N72°06'49"E, 284.39 feet to the southeast corner of said Lot; Thence N11°43'55"W, along the easterly line of said plot, 589.76 feet; Thence N08°13'44"W, along the easterly line of said plot extended, 514.27 feet to the north line of said Section 13; Thence S89°09'08"E, 416.86 feet to the northwest corner of said Section 18; Thence N87°52'32"E, along the north line of said section, 423.00 feet to the northwest corner of Lot 1 of the certified survey map recorded in Volume 12 of Certified Survey Maps, Pages 13 and 14 at the office of the Eau Claire County Register of Deeds; Thence S01°52'00"W, 501.52 feet to the southwest corner of said Lot 1; Thence N01°50'44"E, 502.53 feet to the southeast corner of said Lot 1, being a point on the east line of the said fractional northwest quarter of the northeast quarter; Thence S01°49'42"W, along said east line extended, 1358.47 feet to the easterly extension of the north line of Lot 1 of the certified survey map recorded in Volume 4 of Certified Survey Maps, Pages 134 through 136 at the office of the Eau Claire County Register of Deeds; Thence S89°51'34"W, along said north line extended, 347.22 feet to the northwest corner of said Lot 1; Thence S00°11'11"W, 547.04 feet to the southwest corner of said Lot 1; Thence S53°12'58"W, 326.72 feet to the southeast corner of said Lot 1; Thence S37°28'13"W, along the southeasterly line of Lot 2 of said certified survey map, 57.37 feet; Thence S42°54'08"W, along the southeasterly line of said Lot, 164.23 feet; Thence N08°51'22"E, along the southerly line of said Lot, 115.85 feet; Thence S87°40'25"W, along the southerly line of said Lot, 685.42 feet to the point of beginning.

Parcel contains 3305458 square feet or 75.883 acres, more or less, including existing road right-of-way and 3252016 square feet or 74.657 acres, more or less, excluding existing road right-of-way. Parcel is subject to easements of record.

That I have made this survey, land division and map at the direction of Scobie Land Development Company, LLC, owner of said lands; That to the best of my knowledge and belief said map is a correct representation of the survey and the land division thereof made; That to the best of my knowledge and belief I have complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of Eau Claire County in surveying, dividing and staking the same.

Harry B. Warden, RLS
Dated this 17th day of October, 2004 at Eau Claire, Wisconsin



Curve	Lot	Radius	Delta	Length	Chord	Chord Bearing	Back Tangent	Ahead Tangent	
1 - 2	101	305.60	22°41'04"	120.99	120.20	N01°17'17"W	N10°03'15"E	N12°37'49"W	
	ESMT	305.60	01°33'48"	8.16	8.16	N08°11'21"E			
3 - 4	73	333.00	36°03'00"	209.52	206.08	S07°58'15"E	S10°03'15"W	S25°59'45"E	
5 - 6	75	287.00	26°59'20"	125.77	124.61	S12°30'05"E	S25°59'45"E	S00°59'35"W	
7 - 8	78	333.00	26°59'20"	156.86	155.41	N12°30'05"W	N00°59'35"E	N25°59'45"W	
9 - 10	100	287.00	36°06'50"	168.29	165.52	N08°00'10"W	N26°03'35"W	N10°03'15"E	
	ESMT	287.00	01°26'26"	6.71	6.71	N09°20'02"E			
11 - 12	81	467.00	15°39'34"	127.64	127.24	S06°46'42"E	S14°36'29"E	S01°03'05"W	
13 - 14	84	67.00	86°37'20"	101.29	91.92	S44°21'45"W	S01°03'05"W	S87°40'25"W	
15 - 16	85	133.00	86°37'20"	201.08	182.47	N44°21'45"E	N87°40'25"E	N01°03'05"E	
17 - 18	88	533.00	15°39'34"	145.67	145.22	N06°46'42"W	N01°03'05"E	N14°36'29"W	
19 - 20	88	166.00	49°18'30"	142.86	138.49	N76°41'09"E	S78°38'36"E	N52°01'54"E	
21 - 22	89	100.00	100°21'04"	175.15	153.60	S51°09'52"W	S00°59'20"W	N78°39'36"W	
23 - 24	90	467.00	06°47'12"	55.32	55.28	N11°12'53"W	N14°36'29"W	N07°49'17"W	
25 - 26	98	533.00	06°47'12"	63.13	63.10	S11°12'53"E	S07°49'17"E	S14°36'29"E	
27 - 28		60.00	113°17'20"	118.64	100.23	N88°54'06"W	N32°15'26"E	S34°27'14"W	
	ROAD	60.00	52°55'16"	55.42	53.47	N58°43'04"E			
		77	60.00	20°08'00"	21.08	20.98	S84°45'18"W		
	ROAD	60.00	40°14'04"	42.13	41.27	S54°34'16"W			

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified NOVEMBER 9TH, 2004
Peter B. Scobie
Department of Administration

- BENCHMARKS:
- 1. SPIKE IN 12" PINE 900.72
 - 2. TOP OF 1 1/4" IRON BAR 896.97
 - 3. TOP OF 1 1/4" IRON BAR 898.70
 - 4. SPIKE IN 6" PINE 893.95
 - 5. TOP OF 1" IRON PIPE 901.97

CONSENT OF OWNER

Peter B. Scobie, Manager, Scobie Land Development Co., LLC, as owner of the above described lands, do hereby certify that they have caused the land described on this plot of the THIRD ADDITION TO ST. ANDREWS PARK to be surveyed, divided, staked and dedicated as represented on the plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

- 1. Town of Seymour
- 2. City of Eau Claire
- 3. Eau Claire County Planning & Development Department
- 4. Department of Administration.

In witness whereof, the said owner, Peter B. Scobie, Manager, Scobie Land Development Co., LLC have caused these presents to be signed this 18th day of November, 2004.
Peter B. Scobie, Manager
Scobie Land Development Co., LLC

STATE OF WISCONSIN)
EAU CLAIRE COUNTY)

Personally came before me this 18th day of November, 2004, Peter B. Scobie, Manager, Scobie Land Development Co., LLC, owner of said land to be known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument.

Committee Peterson
Notary Public, Eau Claire, Wisconsin
My Commission expires: 5-25-08

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
EAU CLAIRE COUNTY)

I, Konnie Rubenzer, being the duly elected qualified and acting Town Treasurer of the Town of Seymour, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 23rd day of November, 2004 on any of the land included in the plot of the THIRD ADDITION TO ST. ANDREWS PARK.

Dated Nov 23, 2004
Konnie Rubenzer

TOWN BOARD RESOLUTION

Resolved, that this plot of the THIRD ADDITION TO ST. ANDREWS PARK, in the Town of Seymour, Scobie Land Development Company, owners, is hereby approved by the Town Board of the Town of Seymour.

Dated Nov 23, 2004
Douglas A. Kronig
Douglas Kronig

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Seymour.

Dated Nov 23, 2004
Suzanne Turner
Suzanne Turner

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
EAU CLAIRE COUNTY)

I, Larry C. Lokken, being the duly elected qualified and acting Treasurer of the County of Eau Claire, do hereby certify that in accordance with the records in my office there are no unredeemed tax sales or no unpaid taxes or special assessments as of this 23rd day of November, 2004 on any of the land included in the plot of THIRD ADDITION TO ST. ANDREWS PARK.

Dated Nov 23, 2004
Larry C. Lokken

COUNTY PLANNING AGENCY CERTIFICATE

I, James M. Erickson, Director of Eau Claire County Department of Planning and Development, hereby certify that the plot of the THIRD ADDITION TO ST. ANDREWS PARK is approved of as complying with Subtitle II, the Subdivision Control Code, of Title 18 of the County Code of General Ordinances.

James M. Erickson
Dated this 23rd day of November, 2004

COMMON COUNCIL RESOLUTION

Resolved, that this plot of the THIRD ADDITION TO ST. ANDREWS PARK, in the Town of Seymour and extrajurisdictional jurisdiction area of the City of Eau Claire, Scobie Land Development Company, owners, is hereby approved by the Common Council of the City of Eau Claire.

Dated Nov 23, 2004
Dennis S. Neulle
Common Council

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Eau Claire.

Dated Nov 23, 2004
Donna Austad
Donna Austad

Eau Claire County

Owner (s):

**SPIES, NATALIE M
SPIES, JACOB J**

Location:

NW-NW,Sect. 18, T27N,R8W

Mailing Address:

**JACOB SPIES
1185 THISTLE LN
EAU CLAIRE, WI 54703-6339**

School District:

**1554 - EAU CLAIRE AREA SCHOOL
DISTRICT**

Request Mailing Address Change

Tax Parcel ID Number:

18020-2-270818-220-2002

Tax District:

020-TOWN OF SEYMOUR

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

020124710000

1.5000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**LOT 91 THIRD ADDITION TO ST ANDREWS
PARK TOWN OF SEYMOUR**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

1185 THISTLE LN EAU CLAIRE, WI 54703



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

**Planning and Development
November 2020**

The following bills were sent to the Finance Department for payment:

Nov-20

Planning

Vendor	Amount	Description	Line Item#
Real Land Surveying	920	Refund for Plat Review	44400-000-000
Real Land Surveying	575	Refund for Plat Review	44900-000-000
American Planning - Pcard	139	Membership Dues	56920-324-000
Amazon - Pcard	101.89	Office Supplies	56920-310-000
Staples	154.77	Headsets	56920-310-000
Digi Copy	12.00	Calendars	56920-313-000
Matt Michels	85.26	Mileage	56920-330-000
APG MEDIA	128.40	Legal Notice	56920-321-000
Voyager	202.67	Fuel	56920-330-000
Staples	154.77	Headsets	56920-310-000
ICLEI - Pcard	1,750.00	Membership Dues	56923-390-746
Amazon - Pcard	133.74	Office Supplies	56920-310-000
All Seasin Tires - Pcard	1,213.62	Brakes	56920-241-000
Office Depot	100.89	Office Supplies	56920-310-000

Resurvey

Vendor	Amount	Description	Line Item#

Emergency Management

Vendor	Amount	Description	Line Item#

Land Conservation

Vendor	Amount	Description	Line Item#
Harbor Freight - Pcard	7.99	Axe	56920-390-000
Ebay - Pcard	12.99	Cable	56920-310-000
Fleet Farm - Pcard	20.58	Demo Farm	56929-200-719
Jepsen, Andy	\$ 250.00	WA-11-2020	56924-483-703
Krenz, Russel	\$ 1,017.50	TRM-19-01	56924-483-703
L&M	\$ 389.11	Tree Sale Mailer	56922-829-701
Northland Excavating	\$ 290.00	BD-19-05 Gregor Streambank	56924-483-703
Northland Excavating	\$ 4,060.00	BD-19-05 Gregor Streambank	56924-200-706
Peters, Amanda	\$ 14.99	Batteries for Weigh Pad	56920-390-000

Recycling

Vendor	Amount	Description	Line Item#
Advanced Disposal	\$5,739.90	Drop Box Service for Oct	\$5,739.90
Advanced Disposal	\$38,808.72	Curbside Services Oct	\$38,808.72
Boxx Sanitation	\$44,055.72	Curbside Services Oct	\$44,055.72
Earthbound Environmental	\$1,761.72	Curbside Services Oct	\$1,761.72
Waste management	\$12,367.02	Curbside Services Oct	\$12,367.02
Village of Fairchild	\$122.40	Drop Box Service for Oct	\$122.40

Division	Totals
Planning	\$ 5,672.01
Resurvey	-
Emergency Management	-
Land Conservation	6,063.16
Recycling	102,855.48
Total	114,590.65

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, November 17, 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: **145 751 7627** Password: **SpadcTBY399**

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

Audio conference: 1-415-655-0001 Access Code: **145 751 7627##**

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, Nancy Coffey, James A. Dunning, Dane Zook

Members Absent: Robin Leary

Ex officio Present:

Staff Present: Rodney J. Eslinger, 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 – excused/absence, Supervisor Coffey – present, Supervisor Dunning – present, Supervisor Zook – present.

3. Public Comment (**15 minute maximum**)

None

4. Public Hearings

- a. A conditional use permit request for cumulative area of all accessory structures to exceed 1,200 square feet (1,456 square feet requested) in the R-H Rural Homes District. (Jacob Spies) Town of Seymour / Discussion – Action

Ben Bublitz, Land Use Technician for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet (1,456 sq. ft. requested) on the applicant's property. Ben noted that the proposed building location of the garage is shown outside of the approved building pad for the lot. He noted that the owner is working with a surveyor to have the building pad amended for his lot. This will require approval from the town, city, and county as it was a plat restriction at the time the 3rd Addition to St. Andrews was approved. Ben clarified for the committee that before a land use permit would be issued by the department that plat amendment process must be completed. Mr. Bublitz reported that the proposed garage will be used for personal storage. He reviewed the location of the site within the Town of Seymour. 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.

On October 12, 2020, the Town of Seymour Town Board met and reported no objections to the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure in excess of 1,200 square feet (1,456 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. Bublitz recommended approval subject to the conditions in the staff report, including the building pad amendment requirement before a land use permit is issued by the department.

Jacob Spies, owner, spoke in favor the request and did not have any additional comments.

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

Action: Motion by Nancy Coffey to approve the conditional use permit as recommended by staff. Motion carried on a roll call vote: 4-0-0.

5. LEPC Appointment / Discussion – Action

Mr. Eslinger briefed the committee on the LEPC appointment.

Action: Motion by James A. Dunning to approve the LEPC appointment. Motion carried on a roll call vote: 4-0-0.

6. Land Information Council Appointment / Discussion – Action

Mr. Eslinger briefed the committee on the Land Information Council appointment.

Action: Motion by Nancy Coffey to approve the Land Information Council appointment. Motion carried on a roll call vote: 4-0-0.

7. Review of October bills / Discussion

The committee reviewed the September bills.

8. Review/Approval of October 27, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the October 27, 2020 meeting minutes.

Action: Motion by Dane Zook to approve the October 27, 2020 Planning & Development meeting minutes as presented. Motion carried on a roll call vote: 4-0-0.

9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – December 8, 2020
- b. Discuss screening requirements for conditional uses

10. Adjourn

Action: Meeting adjourned by unanimous consent at 7:41 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development