

## 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](mailto: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 3<sup>rd</sup> 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.

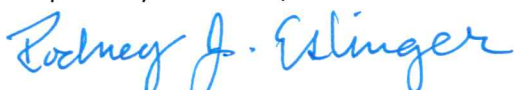
9. Proposed Future Agenda Items / Discussion

- 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