

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, February 25, 2020

Time: 7:00 p.m.

Location: Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

Members Present: Gary Gibson, Robin Leary, Nancy Coffey, James A. Dunning Joe Knight

Members Absent: Choose an item.

Staff Present: Rodney Eslinger, Jared Grande, Matt Michels

1. Call to Order and confirmation of meeting notice

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

2. Public Comment (**15-minute maximum**)

Glory Adams requested that the staff ask Xcel Energy their plan to upgrade their transmission line from King, Minnesota to Eau Claire.

3. Public Hearings

- a. **Proposed Ordinance: File No. 19-20/098** "Amending the 1982 Zoning District Boundary Map for the Town of Pleasant Valley" (Nicholas A Semling & Rebecca J Semling) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He reviewed the location map, zoning and future land use map. He reviewed the soils that are marginal on the property.

He concluded that the request is consistent with the goals, objective and polices of the county's comprehensive plan,

Nicholas Semling, applicant and owner, spoke in favor of the request.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve Proposed Ordinance: File No. 19-20/098 as presented. Motion carried: 5-0-0.

- b. A conditional use permit request for a country music festival (Country Jam) for three days. (Crescent Farms LLC/Country Jam USA) Town of Union / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County. Mr. Grande gave the committee background of the request. He presented the history of the conditional use permits over the

years for the event. He said that the 2019 Conditional was approved to address the floodplain noncompliance issues with the first several approvals. He noted that the applicable is working with staff on a three-year compliance plan to address the floodplain issues. The second part of the request includes the establishment of a campground off of Pauline Street in place of the VIP parking lot. The campground would not be established until 2021. A total of 327 camping sites would be established in phase one and two. Stage 3 would include another 400 camping sites in the I-94 parking by 2022.

Mr. Grande reviewed the conditions with the committee and explained which conditions were different from last year.

John Lynch and Kathy Olsen, representatives of County Jam, spoke in favor of the request and answered the committee's questions. They agreed to installing a chain link fence.

Jen Meyer, Town Chair town of Union, discussed the town's recommendations with the committee.

Tom Roach, neighbor, expressed his concerns about the request to the committee.

No one else spoke in favor or against.

Action: Motion by Nancy Coffey to approve conditional use permit request with amendment to condition #23 to require fencing between the Paulina Lot and adjacent property owners which shall be permanent and 6 feet in height, along with the eight recommended conditions by the Town of Union per the staff report. Motion carried: 5-0-0.

- c. A conditional use permit request for a proposed nonmetallic mining. (American Express Transportation/Matt Appel, Advanced Engineering Concepts) Town of Brunswick / Discussion – Action

Jared Grande presented the staff report for the conditional use permit request for the operation of a nonmetallic mining site referred to as Cooley Lake. The site is located off of STH 85 in the Town of Brunswick. The applicant is American Express Transportation and the agent is Matt Appel of Advanced Engineering Concepts (AEC). The mine site consists of 51.34 acres. Mr. Grande explained the proposed phases to the committee. Phase 2 of the mining sites involves mining that is above the water level of Cooley Lake and then Phase 3 would be regulated by the DNR. He noted that the mine site would be over a 20- year time period. The access to the site crosses the DNR state bike trail which the applicant has secured easement to cross.

Mr. Grande handed out an email from Katie Mallum, DNR stating what the county has authority over and what the DNR regulates.

Jared suggested changes to condition #10 add "department" to the end of the sentence. Add conditions:

The applicant shall contact Wisconsin Department of Transportation (WDOT) for any permits and/or approvals.

Coordinate with the Eau Claire County Emergency Management Coordinate on an emergency

spill plan for the site.

The Town of Brunswick met on February 11th and voted to recommend approval of the request.

Arvid Jerczek, applicant and owner, end goal is to create a light recreational area and is talking with Greg Leonard regarding having the Land Stewardship committee possibly acquiring the property. Item #9 chain link fence is not going to work. Arvid explained the purpose of the mine site and the future land use.

Matt Appel, agent, explained parts of the reclamation plan.

Darryl Denhke, Chippewa Valley Model Antique Club president, spoke in favor and said that they don't have any issue with American Express and supports the permits.

No one else spoke in favor or against the conditional use permit to operate a nonmetallic mining operation.

Action: Motion by James A. Dunning to approve conditional use permit request as presented with changes to condition # 9 (Fence) 9. The applicant shall install a three-strand wire fence with signage indicating "an active mine site" along the common mine boundary with the WDNR property (Chippewa River State Trail). Also the motion includes Jared's recommended changes to condition #10 (add the word department to the end the sentence) , and adding #19 (The applicant shall contact Wisconsin Department of Transportation (WDOT) for any permits and/or approvals.) and #20 (Coordinate with the Eau Claire County Emergency Management Coordinate on an emergency spill plan for the site.). Motion carried: 5-0-0.

- d. Public informational hearing for the proposed nonmetallic mining reclamation mining application will be held in conjunction with the conditional use permit hearing. The purpose of the informational hearing is to receive comments from affected persons on the nature, feasibility, and effects of the proposed reclamation plan on property owned by American Express Transportation. Town of Brunswick / Discussion

Jared Grande reviewed the reclamation plan with the committee. No action is required by the committee as this is an administrative approval by staff.

4. Determination of a use not listed per 18.03.080 of the county code / Discussion – Action

Jared Grande presented the report to the committee. He explained that a proposed use of a wedding reception hall type/event center is currently not listed as a permitted or a conditionally permitted use in the C2 or C3 business districts. Section 18.03.080 of the County Code allows the committee to review/study the proposed use to determine what district the use best fits into. Mr. Grande has reviewed the matter and recommended that the proposed use be considered a conditional use as an event center in the C2 and C3 zoning districts. He also noted that the event center will be included in the County updated code.

Action: Motion by Robin Leary to approve allowing event centers in the C-2, General Business District and the C-3, Highway Business District as a conditional use per section 18.03.080 of the county code. Motion carried: 5-0-0.

5. 2020 Census Update / Discussion

Matt Michels, County's liaison on the Complete Count Committee and updated the committee on the County's census outreach efforts.

6. Preliminary Plat Report of Cambridge Estates / Discussion – Action

Jared Grande presented the staff report to the committee. He reviewed the plat conditions with the committee. He noted that the applicant's surveyor did address many of the concerns raised in the staff report.

Action: Motion by Robin Leary to approve Preliminary Plat Report of Cambridge Estates as presented. Motion carried: 5-0-0.

7. Quarterly Departmental Report/Fiscal Report / Discussion

Rodney Eslinger, Director of Planning and Development reviewed the department's written department and fiscal reports with the committee for the fourth quarter of 2019.

8. Review of January bills / Discussion

The committee reviewed the bills.

9. Review/Approval of January 28, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the January 28, 2020 meeting minutes.

Action: Motion by Joe Knight to approve January 28, 2020 meeting minutes as presented. Motion carried: 5-0-0.

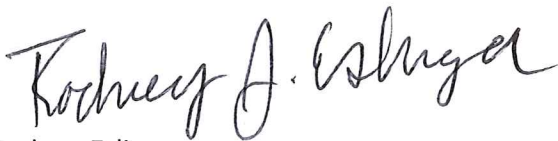
10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – March 24, 2020

11. Adjourn

Action: Meeting adjourned by unanimous consent at 9:17 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development