

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, March 23, 2021

Time: 7:00 p.m.

*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: 145 701 6034 Password: Pd4XApwVR68

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

Audio conference: 1-415-655-0001 Access Code: 1457016034##

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, James A. Dunning, Nancy Coffey, Robin Leary, Dane Zook

Members Absent:

Ex officio Present: Nick Smiar

Staff Present: Rodney J. Eslinger, 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. Public Comment (15 minute maximum)

None

3. Public Hearings

- a. A conditional use permit (CUP-0004-21) request for a Cottage Industry - Bakery in the proposed A-2 Agriculture-Residential District. Town of Pleasant Valley (Flaten/Kehoe) / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background and staff report for a request for a cottage industry – bakery on the applicant’s property zoned A-2, Agricultural-Residential District. Jared reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request. He noted that the bakery business will involve making baked goods such as cheesecakes, cookies, muffins, and cinnamon rolls. No direct sales will occur from the property. The goods will be sold to small businesses, at the farmers markets, and festivals.

The Town of Pleasant Valley Town Board met on March 8th to review the conditional use permit request and the board indicated they do not have any objections to the request to operate a bakery from the property.

Staff concluded that the applicant’s request for a conditional use permit for a bakery is consistent with the purpose of the code and the standards for granting a conditional use. Jared recommended approval subject to the conditions in the staff report.

Christian Flaten, owner, spoke in favor of the request. He clarified that he worked with the Jennifer Hansen and Phil Schumacher with the Health Department regarding the necessary approvals for the business. Chris said they intend to transport the baked goods themselves and that the baked goods will be sealed and labeled per local and state requirements.

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

ACTION: Motion by Jim Dunning to approve the conditional use permit request for a cottage industry to operate a bakery in an accessory building onsite. Motion carried, 5-0-0.

4. Oral Report Zoning Code (Title 18) Updated / Discussion

Jared Grande, Land Use Manager, presented an update on the Zoning Code rewrite. He indicated that he will be presenting an update to towns at their quarterly meeting on March 30th. Jared also indicated he is working with the Health Department and Corporation Counsel with reviewing the draft. The plan is still to get the ordinance through the adoption process this spring.

5. 2020 Annual Report / Discussion

Rodney Eslinger, Director, reviewed the department's 2020 Annual Report with the committee.

6. Review of January & February bills / Discussion

The committee reviewed the January and February bills.

7. Review/Approval of February 23, 2021 meeting minutes / Discussion – Action

The committee reviewed the February 23rd meeting minutes.

ACTION: Motion by Robin Leary to approve the February 23, 2021 meeting minutes as presented. Motion carried, 5-0-0.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – April 13, 2021

9. Adjourn

Action: Meeting adjourned by unanimous consent at 7:48 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development