

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, April 27, 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: 145 882 5915 Password: BmzX3yDsa54

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

Audio conference: 1-415-655-0001 Access Code: 1458825915##

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, Jared Grande, Tyler Esh

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 – All members were present at roll call.

3. Public Comment (**15 minute maximum**) - None

4. Public Hearings

- a. A conditional use permit (CUP-0005-21) request to operate an Auto/Truck repair and welding/fabrication after-the-fact in the A-2 Agriculture-Residential District, (Raven) Town of Union. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background and staff report. The request to operate an Auto/Truck repair and welding fabrication after the fact conditional use permit on the applicant's property, zoned A-2. Jared reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request. He noted that the repair business will be conducted within a pole shed onsite.

The Town of Union Town Board met on April 20th to review the conditional use permit request and did recommend approval of the conditional use permit. 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 an after-the-fact conditional use permit for an Auto/Truck repair and welding/fabrication 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.

Jack Raven, owner, spoke in favor and stated he really built the shop for himself and not really for business purposes.

Jason Winter, neighbor, spoke against the request. He questioned the hours of operation, the size of the operation, potential traffic concerns, and related noise that could be generated from the business. He stated the back-up beepers on the skid steer was loud.

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

ACTION: Motion by Nancy Coffey to approve the conditional use permit request for an after-the-fact auto/truck repair and welding/fabrication business in an accessory building onsite subject to staff's recommended conditions and:

- Update floor plan and submit to the department within 30 days of approval of the conditional use permit.
- Screening shall be incorporated/installed no later than June 1, 2021 and shall extend to the south equipment/customer parking identified on the site map.

Motion carried, 5-0-0.

- b. A conditional use permit (CUP-0007-21) request for cumulative area of all accessory structures to exceed 1,200 square feet (1,600 square feet requested) in the R-1-M District (Guibord) Town of Washington. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet (1,600 sq. ft. requested) on the applicant's property. Jared noted that the request involves adding a 30 by 40foot addition to an existing 400 square foot garage onsite. Mr. Grande reported that the proposed garage will be used for personal storage. He reviewed the location of the site within the Town of Washington. 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 April 15, 2021, the Town of Washington Town Board met and voted unanimously to recommend approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet (1,600 sq. ft.) in the R-1-M 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. Grande recommended approval subject to the conditions in the staff report.

Jamie Guibord, owner, spoke in favor the request and stated that the building will be further off set from the lot line.

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

ACTION: Motion by James A. Dunning to approve the conditional use permit (CUP-007-21) as recommended by staff. Motion carried on a roll call vote: 5-0-0.

5. Emergency Management Program Update / Discussion

Tyler Esh, Emergency Management Coordinator, gave the committee a program update.

6. Committee review of public hearing items / Discussion – Action

Rodney Eslinger informed the committee that all applications for upcoming public hearings are posted to the department's public hearing webpage. This will allow the committee membership to review the requests prior to the committee receiving its packet.

7. Review/Approval of April 13, 2021 Meeting Minutes / Discussion – Action

The committee reviewed the April 13, 2021 committee meeting minutes.

ACTION: Motion by Robin Leary to approve the April 13, 2021 meeting minutes as presented. Motion carried, 5-0-0.

8. Proposed Future Agenda Items / Discussion

- a. May 11, 2021 meeting has been canceled.
- b. Next scheduled meeting May 25, 2021

9. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:40 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development