

## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, June 22, 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: 145 263 7676 Password: DzPyBt7mG55

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

**Audio conference:** 1-415-655-0001 Access Code: 1452637676##

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

Members Absent: Choose an item. Choose an item.

Ex officio Present: Chair Nick Smiar

Staff Present: Rodney J. Eslinger, Jared Grande, Matt Michels, Regan Watts

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 - present, Supervisor Coffey - present, Supervisor Dunning - present, Supervisor Zook - present,

3. Public Comment (15 minute maximum) - None

4. Public Hearings

- a. **Proposed Ordinance: File No. 21-22/018** "Amending the 1982 Zoning District Boundary Map for Town of Union" (Menard, Inc.) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He indicated the petitioner is requesting to amend the zoning of the current property from A-2 to R-H (Rural Homes) to separate an existing home on 2.22 acres and A-2 to I-1 (Non-sewered Industrial) districts to be developed as a parking lot and access road for the Menards' Distribution Center expansion. Mr. Michels gave the location of the proposed site within the Town of Union. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on June 8, 2021, and recommended approval of the request on a vote of 5-0.

Nick Brenner, Real Estate Agent for Menards Inc., spoke in favor of the request. He clarified for the committee that Menards Inc. currently owns three of the four homes north of the DC and wants to maintain the residences

as there is a need for that housing. He indicated that Menards is aware of the flood fringe floodplain requirements. He noted that the area to be altered is not in the floodplain area.

No one else spoke in favor or against the request.

**ACTION:** Motion by Robin Leary to approve the Proposed Ordinance File NO. 21-22/018. Motion carried on a roll call vote: 5-0-0.

- b. A conditional use permit request for a 125-lot planned unit development in the R-H Rural Homes and A-1 Exclusive Agricultural Districts (Town of Washington) CUP-0008-21 / Discussion – Action

Jared Grande, Eau Claire County Land Use Manager, indicated that on June 15, 2021, the County Board voted not to approve the 215-acre Orchard Hills (Stewart) rezoning petition request from A-1 to R-H District. Jared recommended denial of the conditional use permit request for a 125-lot planned until development (proposed Plat of Orchard Hills) because the CUP request for a Planned Unit Development is not feasible in the A-1 District due to the failure of the rezoning petition.

**ACTION:** Motion by Nancy Coffey to deny the conditional use permit for a 125-lot planned unit development in the R-H Rural Homes District (CUP-0008-21). Motion carried on a roll call vote: 4-1-0.

5. Preliminary of Orchard Hills Plat / Discussion – Action

Jared Grande indicated that on June 15, 2021, the County Board voted not to approve the Orchard Hills (Stewart) rezoning. Mr. Grande noted that since the rezoning petition failed, the proposed preliminary plat of Orchard Hills to create a 125-lot residential subdivision cannot be approved as it does not conform to the zoning standards of the A1 district. Therefore, Mr. Grande recommended denial of the preliminary plat of Orchard Hills.

**ACTION:** Motion by James A. Dunning to deny the preliminary plat of Orchard Hills. Motion carried on a roll call vote: 5-0-0.

Following the vote, the committee had a discussion regarding the rezoning decision making process.

6. Recycling Draft 2022 Fee Amendment / Discussion – Action

Regan Watts, Eau Claire County's Recycling & Sustainability Coordinator presented an update of the proposed hauler fee increases to the committee. Ms. Watts explained on June 8<sup>th</sup> the committee approved a \$3.00 per year increase to the special charge to align with the costs of the program. She told the committee that after further reviewing the program projected program expenses for 2022, the fee should be \$5.00 per year. Ms. Watts reviewed an amendment with the committee and answered their questions.

Action: Motion by Robin Leary to approve the Hauler Fee Increases to \$5.00 per year. Motion carried on a roll call vote: 5-0-0.

7. Review of May bills / Discussion

The committee reviewed the May 2021 bills.

8. Review/Approval of June 8, 2021, Meeting Minutes / Discussion – Action

The committee reviewed the June 8, 2021, committee meeting minutes.

Action: Motion by James A. Dunning to approve June 8, meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

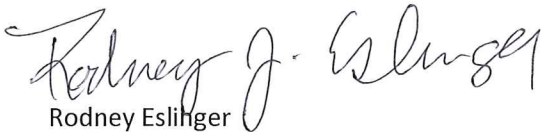
9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – July 13, 2021
- b. Future Committee Trainings
  - i. Community Waste Treatment Facility
  - ii. County Comprehensive Plan

10. Adjourn

Action: Meeting adjourned by unanimous consent at 7:52 p.m.

Respectfully Submitted,



Rodney Eslinger  
Clerk, Committee on Planning & Development