

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, July 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: 1455 18 6607 Password: smUFBYU348

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

Audio conference: 1-415-655-0001 Access Code: 1455186607##

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, James A. Dunning, Dane Zook

Members Absent: Nancy Coffey

Ex Officio Present: Chair Smiar

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

1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7:00 p.m. and staff confirmed the meeting was properly noticed.

2. Roll Call

Chairperson Gibson - Present, Supervisor Leary - Present, Supervisor Coffey - Absent, Supervisor Dunning - Present, Supervisor Zook – Present, Chair Smiar - Present

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

4. Public Hearings

a. **Proposed Ordinance: File No. 21-22/029** “Amending the 1982 Zoning District Boundary Map for Town of Union” (JR Rentals Properties, LLC & Real Land Surveying) / 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 R-H (Rural Homes) to C-3 (Highway Business) to be developed in conjunction with the adjacent C-3 property for the expansion of the Big Rig Towing business. 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 in support of the rezoning petition with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on July 16, 2021, and recommended approval of the request on a vote of 5-0.

Jeremy Skaw, agent that was representing the agent, spoke in favor of the request. He noted that the lot originally had a home on it in the mid to late 80's, which has since been removed along with the well and septic on the lot.

No one else spoke in favor or against the request.

ACTION: Motion by Robin Leary to approve the Proposed Ordinance File NO. 21-22/029. Motion carried on a roll call vote: 4-0-0.

b. A conditional use permit (CUP-0011-21) request for a Home Occupation/Cottage Industry in the A-3 Agricultural district (Henning) / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background and staff report. The request to operate a Cottage Industry-to operate and automotive repair shop in the A-3 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 repair shop will be conducted from the attached garage onsite.

The Town of Washington Town Board met on July 15th to review the conditional use permit request and recommended approval with the additional conditions:

1. No outside storage of any automobile parts or portion of business.
2. Signage shall follow county sign ordinance.

Staff concluded that the applicant's request for a conditional use permit for an automotive repair business (cottage industry) is consistent with the purpose of the code and the standards for granting a conditional use. Ben recommended approval subject to the conditions in the staff report.

Max Henning, property owner, spoke in favor of the request. He indicated that he was okay with the proposed hours of operations of 9-5 p.m.

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

ACTION: Motion by Jim Dunning to approve the conditional use permit request CUP-00-11-21 for a Home Occupation/Cottage Industry in the A-3 District subject to the following: Condition #8 is amended to read; Hours of operation shall be Monday thru Friday from 9 a.m. to 5:30 p.m. and included the Town of Washington's recommended conditions:

1. No outside storage of any automobile parts or portion of business.
2. Signage shall follow county sign ordinance.

Motion carried on a roll call vote: 4-0-0.

c. A conditional use permit (CUP-0014-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (4,096 total square feet) in the R-H Rural Homes District (Nichols) 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 (4,096 total square feet) on the applicant's property. Jared noted that the request involves constructing a new 64 x 64-foot heated workshop with 16-

foot sidewalks and an overall mean height of 21 feet. 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 is planned to match the single-family residence that will be constructed on the site within two years. On July 15, 2021, the Town of Washington Town Board met and voted 5-0 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 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. Jared recommended approval subject to the conditions in the staff report.

Brianna Nichols, owner, spoke in favor the request and stated that the shed was going to be used for storage purposes while they build their new home on the property. No one else spoke in favor of or against the request.

ACTION: Motion by Dane Zook to approve the conditional use permit (CUP-0014-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (4,096 total square feet) in the R-H Rural Homes District in the Town of Washington with the modification of the side wall height of 16 feet and the average mean height of 21 feet. Motion carried on a roll call vote: 4-0-0.

d. A condition use permit (CUP-0015-21) request to amend CUP-0018-20 to incorporate a truck port in the I-1 Nonsewered Industrial District, (Eau Claire Cooperative Oil Company) Town of Union. /
Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the applicant's request to add a truck port at the Eau Claire Cooperative Oil Company's site in the Town of Union. This amendment was necessary as the original approval didn't include a truck port on the site plans. He reviewed the application materials, site plan, zoning, and future plans of the facility with the committee.

On July 13, 2021, the Town of Union Town Board met to discuss this request and recommended approval of the request as presented.

Staff concluded that the request for a conditional use permit request for a 60-foot by 125-foot truck port complies with the accessory structure's standards in the I-1 District, is consistent with the purpose of the code and the standards for granting conditional use application. Mr. Grande recommended approval subject to the conditions in the staff report.

Joe Alf, spoke in favor of the request.

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

ACTION: Motion by Jim Dunning to approve the conditional use permit (CUP-0015-21) request to amend CUP-0018-20 to incorporate a truck port in the I-1 Nonsewered Industrial District, (Eau Claire Cooperative Oil Company) Town of Union subject to staff's seven conditions outlined in the staff report. Motion carried on a roll call vote: 4-0-0.

- e. A condition use permit (CUP-0016-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,552 total square feet) in the R-H Rural Homes District, (Gotter-Anderson) 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 (1,552 total square feet) on the applicant's property. Jared noted that the request involves constructing a new 32 by 32 square foot detached garage that will be used for storage purposes. Mr. Grande reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request.

The new garage would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the exterior of the existing home. On July 15, 2021, the Town of Washington Town Board met, and recommended approval of the conditional use request as presented.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet 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. Jared recommended approval subject to the conditions in the staff report.

Suzanne Anderson, owner, spoke in favor the request. No one else spoke in favor of or against the request.

ACTION: Motion by Robin Leary to approve the conditional use permit (CUP-0016-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,552 total square feet) in the R-H Rural Homes District (Gotter-Anderson) Town of Washington. Motion carried on a roll call vote: 3-0-1.

- f. A conditional use permit (CUP-0017-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,560 total square feet) in the R-H Rural Homes Districts, (Paulson) Town of Pleasant Valley. / 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 (1,560 total square feet) on the applicant's property. Jared noted that the request involves constructing a new 30 by 20-foot pool house and cover patio. The applicant currently has a 24 by 40-foot detached garage on the property. He reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request.

The pool house is shown to meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the exterior of the existing home. On July 15, 2021, the Town of Pleasant Valley Town Board met, and recommended approval 3-0 as presented.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet 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. Jared recommended approval subject to the conditions in the staff report.

No one spoke in favor or against the request.

ACTION: Motion by Dane Zook to approve the conditional use permit (CUP-0017-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,560 total square feet) in the R-H Rural Homes District (Paulson), Town of Pleasant Valley. Motion carried on a roll call vote: 4-0-0.

5. Proposed fee schedule review / Discussion – Action

Jared Grande gave a brief overview of the proposed fee schedule amendments to the committee.

ACTION: Motion by Robin Leary to approve the 2022 proposed fee schedule as presented. Motion carried on a roll call vote: 4-0-0.

6. 2022 Budget Preliminary Review / Discussion

Rodney Eslinger, Director of Planning and Development gave a brief overview of the department's 2022 preliminary budget and focused on the position requests. He noted that overall, the budget is very consistent with the 2021 with the exception of the positions.

7. Review of June bills / Discussion

The committee reviewed the June bills.

8. Review/Approval of July 13, 2021, Meeting Minutes / Discussion – Action

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

ACTION: Motion by Robin Leary to approve the July 13, 2021, meeting minutes as amended. Motion carried on a voice vote of 4-0-0.

9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – August 10, 2021, at 7:00 p.m.

10. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:25 p.m.

Respectfully Submitted,


Rodney Eslinger
Clerk, Committee on Planning & Development