

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 24, 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: 1459 21 7684 Password: teHExEJZ883

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

Audio conference: 1-415-655-0001 Access Code: 1459217684##

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, Dane Zook James A. Dunning

Members Absent:

Ex officio Present:

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 p.m. and staff confirmed the meeting was properly noticed.

2. Roll Call for Committee on Planning & Development

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

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

4. Public Hearings

- a. A conditional use permit (CUP-0018-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,512 square foot structure) in the R-H Rural Homes District (Nanstad) 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 (1,512 total square feet) on the applicant's property. Jared noted that the request involves constructing a new 36-foot x 42-foot detached garage. He reviewed the location of the site within the Town of Washington.

On August 19, 2021, the Town of Washington Town Board met and voted 5-0 to recommend approval of the conditional use request subject to the applicant submitting an erosion control plan for the area to be graded to the Land Use Manager and Land Conservation Division for review and approval.

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.

Lee Nicolet, owner, spoke in favor the request and stated that the slopes aren't as steep in the area where the shed is to be constructed.

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

ACTION: Motion by Robin Leary to approve the conditional use permit (CUP-0018-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,512 total square feet) in the R-H Rural Homes District in the Town of Washington with the requirement of the submittal of an erosion control plan to the Land Use Manager and Land Conservation Division. Motion carried on a roll call vote: 4-0-0.

- b. A conditional use permit (CUP-0019-21) request to operate a sawmill in the A-P Agricultural Preservation District (Borntreger) Town of Lincoln. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background and staff report. The request to operate a sawmill on the property to offer custom log cutting. Jared reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request. He noted that the sawmill will be operated within an open sided building.

Supervisor Dunning joined the hearing after staff's presentation.

The Town of Lincoln Town Board met on August 9th to review the conditional use permit request and recommended approval.

Staff concluded that the applicant's request for a conditional use permit to operate a sawmill 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 Borntreger, operator of the sawmill, indicated that the sawmill will generate a very small amount of sawdust and he said the sawdust would be used for bedding in the calf barn. He also indicated that he doesn't expect the mill to run a quarter of the time. He is not selling marketed lumber rather he is offering custom log cutting.

Shawn Bockman, S8790 Shale Ridge Road, spoke in opposition of the request and was concerned about the sawdust accumulating onsite like the other sawmills in the area.

Jen Krenz, S 8400 County Road K, was also concerned about the sawdust and it getting in the drainage way that flows through the property. She also questioned whether a limit could be placed on the number of sawmills in the town.

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

ACTION: Motion by Robin Leary to approve the conditional use permit request (CUP-0019-21) to operate a sawmill in the A-P Agricultural Preservation District subject to the applicant submitting a sawdust management plan to the Land Use Manager for review and approval by the Land Conservation Division. The plan, at a minimum, shall address how the sawdust will be stored/stockpiled onsite, show

the location of the stockpile, describe how the sawdust will be protected from the wind and rain, and indicate/describe how the sawdust will be disposed of. Motion carried on a roll call vote: 5-0-0.

5. Review of July bills / Discussion

The committee reviewed the July bills.

6. Review/Approval of August 10, 2021 Meeting Minutes / Discussion – Action

The committee reviewed the August 10, 2021 meeting minutes.

ACTION: Motion by Nancy Coffey to approve the August 10, 2021 meeting minutes. Motion carried on a voice vote of 5-0-0.

7. Proposed Future Agenda Items / Discussion

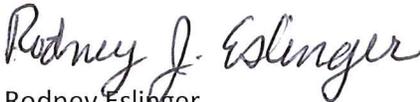
a. Next scheduled meeting – September 14, 2021

b. Request by Supervisor Zook to add a “Lake District Discussion” to the next agenda.

8. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:23 p.m.

Respectfully Submitted,



Rodney Eslinger

Clerk, Committee on Planning & Development