

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, November 16, 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://eau Claire County.webex.com> Meeting ID: **2590 582 6278** Password: **dcPjmhRj449**

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

Audio conference: 1-415-655-0001 Access Code: **25905826278##**

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: Chair Smiar

Staff Present: Rodney J. Eslinger, Matt Michels

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 - Present, Supervisor Dunning - Present, Supervisor Zook – Present, Chair Smiar – Present

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

4. Public Hearings

- a. **Proposed Ordinance: File No. 21-22/063** “Amending the 1982 Zoning District Boundary Map for the Town of Otter Creek” (MTM Trust / Ryan & Cortney Patrow) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He indicated the petitioner is requesting to rezone 7.75 acres from the AP (Agricultural Preservation) District to the A2 (Agricultural Residential) District for the purpose of constructing a single-family residence on the family farm. Mr. Michels gave the location of the proposed site within the Town of Otter Creek. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. He reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on October 25, 2021, and recommended approval of the request.

Ryan Patrow, agent for the applicant spoke in favor of the request and indicated that they want to

keep the property in the family. They plan to build a single-family house for themselves and to raise a few horses.

No one else spoke in favor or against the request.

Action: Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 20-21/063. Motion carried on a roll call vote: 5-0-0.

b. **Proposed Ordinance: File No. 21-22/069** "Amending the 1982 Zoning District Boundary Map for the Town of Pleasant Valley" (Birtzer Trust / Connie Rindal) / Discussion – Action

Mr. Michels presented the staff report to the committee. He indicated the petitioner is requesting to rezone 21-acres from the A-1 to A-2 District to divide off the farmstead and create two additional lots and to rezone 40-acres from A-P to A-3 District to allow the applicant to create two 20-acre lots. Mr. Michels gave the location of the proposed site within the Town of Pleasant Valley and noted that this property is adjacent to Cleghorn. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. He reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on November 8, 2021, and recommended approval of the request on a vote of 3-0.

Peter Rindal, applicant's son, spoke in favor of the request.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Ordinance: File No. 20-21/069. Motion carried on a roll call vote: 5-0-0.

5. 2022 Committee on Planning & Development Meeting Schedule / Discussion – Action

Mr. Eslinger reviewed the 2022 committee meeting scheduled with the committee.

Action: Motion by James A. Dunning to approve the 2022 Committee on Planning & Development Meeting Schedule as presented. Motion carried on a voice vote: 5-0-0.

6. Review of October bills / Discussion

The committee reviewed the October bills.

7. Review/Approval of October 26, 2021, Meeting Minutes / Discussion – Action

The committee reviewed the October 26, 2021, committee meeting minutes.

ACTION: Motion by Dane Zook to approve the October 26, 2021 committee meeting minutes as presented. Motion carried on a voice vote: 5-0-0.

8. Proposed Future Agenda Items / Discussion

a. Next scheduled meeting – December 14, 2021

9. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:40 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Rodney Eslinger". The signature is written in a cursive, flowing style.

Rodney Eslinger

Clerk, Committee on Planning & Development