

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, March 28, 2023

Time: 7:00 p.m.

Location: Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

*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: 2597 436 3742

Password: ZpF6RDaCQ53

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

Audio conference: 1-415-655-0001 Access Code: 25974363742##

For those wishing to make public comment, you must e-mail Rod Eslinger at Rod.Eslinger@eauclairecounty.gov at least 60 minutes prior to the start of the meeting.

**Please mute personal devices upon entry*

Members Present: Robin Leary, James Dunning, Dane Zook, Todd Meyer Nancy Coffey

Members Absent: Nick Smiar

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels, Ben Bublitz

1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting to order at 7 pm and confirmed with Director Eslinger that the meeting notice was properly notice.

2. Roll Call – Members present are noted above. A quorum was present.

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

4. Review/Approval of February 28, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the February 28, 2023 meeting minutes.

ACTION: Motion by Nancy Coffey to approve the February 28, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 5-0-0

5. Public Hearings

- a. **Proposed Ordinance: File No. 22-23/0097** to rezone 18.72 +/- acres from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Vaughn & Lucille Lierman. Applicant: Steve & Sandy Hanson. Legal: Part of the NE ¼ of the NE ¼, Section 14, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. RZN-0002-23

Matt Michels, Senior Planner for Eau Claire County presented the staff report to the committee. He updated the committee as to the location of the rezoning petition within the town. He

reviewed with the committee an aerial map, the zoning and future land use map, and a soil map of the property to be rezoned. Mr. Michels said the Town of Lincoln Town Board reviewed the rezoning petition at their meeting on March 13, 2023 and voted to recommend approval of the petition.

Matt concluded his presentation by recommending that the committee approve the rezoning petition based on the following findings: 1.) the request is consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, 2.) the petition will render the existing lot compliant with the A2 District minimum lot requirements, 3.) the property has the required road frontage on Echo Valley Road.

He also noted that no one provided documentation to support or oppose the rezoning petition as presented.

Steve Hanson, the applicant, spoke in favor of the request. He clarified for the committee that there are no animals onsite currently nor do they plan to have animals in the future. Mr. Hanson said that the large field is currently enrolled in the CRP. He concluded by saying it is their intention to remain on the property as long as they are able to.

No one else spoke in favor or in oppose to the rezoning petition.

ACTION: Motion by James A. Dunning to approve the Proposed Ordinance: File No. 22-23/097.
Motion carried on a voice vote: 5-0-0

6. Committee Review– A subdivision variance request to create a flag lot, located in part of the NW ¼ of the SE ¼, Section 4, Township 27 North, Range 10 West, Town of Union, Eau Claire County, Wisconsin. (Pritchard/TNT of the Chippewa Valley, LLC) / Discussion – Action

Ben Bublitz, Land Use Manager for Eau Claire County presented the staff report to the committee. He shared the location map, an aerial map, topographic map of the property, and the preliminary certified survey map (CSM) with the committee. Ben explained that the applicant was requesting a subdivision request to create a flag lot with 30 feet of road frontage on Lyle Lane. He reviewed the county subdivision code requirements with the committee. The Town of Union Town Board reviewed the application at their March 14th town board meeting and did not object to the request.

Mr. Bublitz concluded by recommending approval of the request to create a flag lot as shown on the maps. His recommendation stated that the proposed lots are consistent with the development patterns in the area, the proposed lot layout will not negatively impact other property owners in the vicinity, the CSM configuration will allow an additional business to be constructed are consistent with the existing land uses, and the variance is necessary for access since the WisDOT cannot issue an access off US HWY 12.

Jeremy Skaw represented the applicant, and spoke in favor of the request.

ACTION: Motion by Todd Meyer to approve the subdivision variance to create a flag lot. Motion carried on a voice vote: 5-0-0

7. Emergency Management Training Announcement

Director Eslinger shared the EM training announcement with the committee.

8. Review of February bills / Discussion

The committee reviewed the February

9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting April 11, 2023

10. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:51 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger". The signature is written in black ink and is positioned below the typed name.

Rodney Eslinger
Clerk, Committee on Planning & Development