

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, May 23, 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: 2599 848 9009

Password: ARbPiw7jd39

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

**Audio conference:** 1-415-655-0001 Access Code: 25998489009##

***For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto: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, Nancy Coffey, Todd Meyer

Members Absent: Choose an item.

Ex officio Present: Chair Smiar

Staff Present: Rodney J. Eslinger, Ben Bublitz

#### 1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting to order at 7 p.m. and confirmed with Director Eslinger the meeting was properly noticed.

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

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

#### 4. Review/Approval of May 9, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the May 9, 2023 meeting minutes.

**ACTION:** Motion by James A. Dunning to approve the May 9, 2023 committee meeting minutes as presented.

Motion carried on a voice vote: 5-0-0

#### 5. Public Hearings

- a. A conditional use permit concerning a request for a tourist rooming house. Owner: Coty Link. Applicant: Link Property Holdings, LLC. Legal: A parcel of land located in the SE ¼ of the NE ¼ of Section 27, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin. CUP-0003-23

Ben Bublitz, Land Use Manager for Eau Claire County presented the staff report to the committee. He shared the location map, an aerial map, and topographic map of the property with the committee. Ben explained that the applicant was requesting a tourist rooming house on 3701 US Highway 12. He reviewed the county's tourist rooming house requirements with the committee. The Town of Washington Town Board reviewed the application at their May 18<sup>th</sup> town board meeting voted 5-0 to recommend approval of the request. The town recommended that the applicant secure all necessary approvals from the Eau Claire City/County Health Department.

Mr. Bublitz concluded by recommending approval of the tourist rooming house as presented. His recommendation stated that the proposal is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67.

Coty Link, owner and applicant, spoke in favor of the request and indicated that he has no plans on continuing the previously approved conditional use for a religious retreat/yoga and pottery studio.

**ACTION:** Motion by James Dunning to approve a conditional use permit for a tourist rooming house subject to adding condition 10: The Health Department will ensure the utilities are adequate or the necessary improvements are made through the rental licensing process. Motion carried on a voice vote: 5-0-0

6. Continuation of File No. 23-24/010 regarding the following changes to the Eau Claire County Code: To Repeal Title 18 Zoning and Title 20 Shoreland Protection Overlay District Of The Code: To Create Title 18 Of The Code: Land Use and Development / Discussion – Action

#### **Comprehensive Zoning Code Update Summary**

<https://www.eau Claire county.gov/home/showpublisheddocument/50157>

#### **Comprehensive Zoning Code Update Public Hearing Draft. Ordinance No. 23-24/010**

<https://www.eau Claire county.gov/home/showpublisheddocument/50159>

**ACTION:** Motion by James A. Dunning to continue the May 9, 2023 public hearing regarding ordinance number 23-24/010. Motion carried on a voice vote: 5-0-0

Director Eslinger indicated that no additional comments have been received by the department since May 9<sup>th</sup>. He noted that Land Use Manager Bublitz did meet with several representatives from the Chippewa Valley Home Builders Association, and Matt Steinbach Eau Claire County/City Health Department to discuss changes to section 18.89.020 regarding community well and septic.

Eslinger indicated that attending the Eau Claire County Towns Association Unit quarterly meeting on May 10<sup>th</sup> to answer questions on the code revisions update. Eslinger and Bublitz attended the Board of Health meeting on May 17<sup>th</sup> to answer questions on the revisions. The Board of Health voted unanimously to support the code update on the 17<sup>th</sup>. Mr. Eslinger also indicated that the Eau Claire County Groundwater Advisory Committee will be discussing the code revision to Title 18 at their meeting on May 25<sup>th</sup>. Director Eslinger clarified to the committee how the proposed ordinance moves forward should the committee approve the ordinance at the conclusion of its public hearing.

Ben Bublitz presented a memo regarding several draft amendments that were identified by staff as areas of concern or inconsistency with codes administered in other program areas.

The committee members gave input on the memo. Jason Valerius, project manager from MSA Professional Consultants, and Mr. Bublitz replied to the committee's input.

No one else spoke in favor or against the comprehensive revision to Title 18.

**ACTION:** Motion by Dane Zook to approve File No. 23-24/010 regarding the following changes to the Eau Claire County Code: To Repeal Title 18 Zoning and Title 20 Shoreland Protection Overlay District of The Code: To Create Title 18 of The Code: Land Use and Development as edited be forwarded to the County Board. Motion carried on a voice vote: 5-0-0

7. Review of April bills / Discussion

The committee reviewed the April 2023 bills.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting June 13, 2023
- b. Update from Tina Pommier, Register of Deeds

9. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:04 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger".

Rodney Eslinger  
Clerk, Committee on Planning & Development