



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, AUGUST 9, 2012 - 8:00 A.M.
COURTHOUSE CONFERENCE CENTER
SECOND FLOOR – EAST WING
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. CALL TO ORDER

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, August 9, 2012 at the Rock County Courthouse. Chair Al Sweeney presided. Supervisors present: Mary Mawhinney, Wayne Gustina, Marilyn Jensen and Phil Owens.

Planning & Development Staff present: Paul Benjamin (Director), Christine Munz-Prichard (Planner II) and Cheryl Martin (Acting Secretary)

Other Departments: Michelle Schultz (Real Property)

Citizens present: Steve Lathrop (Combs Associates), John Hillman and Jeff Hillman

2. ADOPTION OF AGENDA

Supervisor Owens moved to adopt the agenda, Supervisor Gustina seconded. Director Benjamin requested that Items 5B, 7B, and 7C be removed from the agenda due to Planning Staff who were unable to be in attendance for today's meeting. **ADOPTED** as amended 5-0.

3. MEETING MINUTES – JULY 26, 2012

Supervisor Jensen moved the approval of the July 26, 2012 Committee minutes as presented; seconded by Supervisor Mawhinney. **APPROVED.**

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Director Benjamin announced that Supervisor Owens has been nominated for an appointment to the Southern Housing Consortium. His appointment will be officially voted on at tonight's County Board meeting.

5. CODE ENFORCEMENT

A. Action Item: Preliminary Approval of Land Divisions

Director Benjamin discussed the submitted land divisions.

- LD 2012 014 (Union Township) – Alvin Francis

Supervisor Owens moved to approve LD 2012 014 with the associated conditions; second by Supervisor Gustina. Supervisor Jensen noted that text was omitted from the "Agency Recommendation" section and should read as follows: "Final CSM to be submitted for approval by the Planning and Development Agency on or before August 9, 2013." All in favor – **Approved with additional text to conditions (Yes – 5, No – 0, Absent – 0)**

- LD 2012 029 (Johnstown Township) – Friedo Hillman

John Hillman, on behalf of the applicant, requested that the following Conditions be changed or removed from the Agency Recommendations:

"Existing structures shall meet setback regulations" **CHANGED TO** "*All structures shall meet current side and rear setback regulations.*"

Note on Final Map: "Since Lot 1 contains existing buildings which utilize an existing private sewage system no soil evaluation on the lot was required at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system." **REMOVE TEXT** "*However, soils on the lot may be restrictive to the replacement of the existing system.*"

REMOVE "*40-foot Half Road Right of Way along CTH M dedicated to the Public (Rock Co.).*"

Supervisor Owens moved to table this Land Division until the Zoning Administrator is able to be in attendance; second by Supervisor Jensen. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

6. **FINANCE**

Action Item: Department Bills/Encumbrances/Amendments/Transfers

Supervisor Mawhinney moved to approve the bills; second by Supervisor Gustina. All in favor – **Approved (Yes – 5, No – 0, Absent – 0)**

7. **FARMLAND PRESERVATION PLANNING**

Chris Munz-Pritchard reported that a rough draft Farmland Preservation Planning Map is expected to be completed by September 28th. Director Benjamin reported that he received data on the ratio of Farmland Preservation Tax Credits per town from the Dept. of Revenue (DOR).

8. **DIRECTORS REPORT**

Director Benjamin reported on the following:

- **Beloit Area Water Quality Planning** – the next Technical Advisory meeting is schedule for August 22.
 - **County Planning Director's Meeting** – At the most recent Wisconsin County Planning Director's meeting held in Stevens Point, DATCP (Dept. of Agriculture, Trade, and Consumer Protection) representatives were present to discuss the work schedule for Chapter 91 (Farmland Preservation) Statutes.
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9. COMMITTEE REPORTS

None at this time.

10. ADJOURNMENT

Supervisor Gustina moved to adjourn the committee at 8:50 a.m.; second by Supervisor Jensen. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, August 23, 2012 at 8:00 a.m.**

Prepared by: Cheryl Martin - Acting Secretary