



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, SEPTEMBER 27, 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, September 27, 2012 at the Rock County Courthouse. Chair Al Sweeney presided. Supervisors present: Wayne Gustina, Marilyn Jensen and Mary Mawhinney. Supervisor Owens was not in attendance.

Planning & Development Staff present: Paul Benjamin (Director), David Somppi (Community Development Manager), Andrew Baker (Planner II), Steve Schraufnagel (Acting Secretary). Eugene Dumas (Corp Counsel).

Citizens present: Steve Lathrop (Combs and Associates), and Corey Wilcox (ANR Pipeline).

2. ADOPTION OF AGENDA

Director Benjamin asked that the Director's report be removed from the agenda.

Supervisor Mawhinney moved to adopt the agenda as amended, Supervisor Gustina seconded. **ADOPTED 4-0.**

3. MEETING MINUTES – SEPTEMBER 13, 2012

Supervisor Jensen noted a word change in Item 7C. Supervisor Jensen moved the approval of the September 27, 2012 Committee minutes as amended; seconded by Supervisor Gustina. **APPROVED 4-0**

4. CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS

Director Benjamin announced that the Department Budget hearing is today. Also stated it has been recommended that a seasonal employee be retained to handle the housing inspections by the end of the year.

5. CODE ENFORCEMENT

A. Action Item: Public Hearing – Shoreland Conditional Use Permit 2012 002 – ANR Pipeline repair and maintenance of natural gas pipeline on Rock County property along the Rock River (Fulton Township).

Supervisor Gustina made a motion to go into public hearing; Seconded by Supervisor Jensen. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Mr. Baker gave a background of the project. ANR has an easement across County-owned property along the Rock River in Indianford. Corey Wilcox – representing ANR – stated that an anomaly was discovered in the pipeline. This is routine maintenance and the pipeline will be excavated at this point to complete the repair. The permit is required for the disturbance in the shoreline district.

Supervisor Mawhinney made a motion to go out of public hearing; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

B. Action Item: Approval of Shoreland Conditional Use Permit 2012 –002 – ANR Pipeline/Rock County.

Supervisor Gustina made a motion to Conditionally Approve Shoreland Permit 2012 002 with a change to Item 3 by removing the word “combined”; Seconded by Supervisor Jensen. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Conditions of Approval:

1. Complete the project according to approved plans or field modifications approved by staff based on on-site conditions.
2. Obtain all other necessary permits from Federal, State, and Local Agencies for the project.
3. Apply for and obtain a Rock County Erosion Control from the Rock County Land Conservation Department.
4. This permit expires one year from the date of Committee approval.

C. Action Item: Preliminary Approval of Land Divisions

Mr. Baker discussed the submitted land division.

- LD 2012 032 (Fulton Township) – Glen Thompson.

Supervisor Mawhinney made a motion to conditionally approve LD 2012 032; Seconded by Supervisor Gustina. All in favor – **Approved (Yes –4 No- 0, Absent – 1)**

Conditions of Approval:

1. Existing structures shall meet setback regulations.
2. A Joint Easement for the existing driveway to be used by owners of Lots 1&2 until such time as driveway permit is approved for Lot 2.
3. Note: Lot configuration does not meet Sec. 38 –16(2)(e) Flag lots (“pole” is longer than 250 ft.). It appears the layout maintains efficient agricultural operations. This fact allows the “pole” to exceed maximum length.
4. Final CSM (1 year time frame) submitted to and approved by the Planning and Development Agency on or before September 27, 2013.
5. Certified Survey Maps that are subject to local approval must be recorded within 6-months of their last approval and 24 months of the first approval.
6. 40-foot Half road Right of Way dedicated to the Public along County Road F. (Town of Fulton)
7. Lot 1 has documentation for permanent & legal road access.
8. Lot 1- A3 zoning contingent upon CUP for more than two accessory buildings.
9. Lot 2 to be rezoned to A2.

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 – 4, No – 0, Absent – 1)**

7. **COMMUNITY DEVELOPMENT**

Mr. Somppi described to the Committee the following projects.

A. Action Item: Project ID 020716D1 Change Order (+\$4120)

Supervisor Gustina moved to approve Project ID 020716D1; second by Supervisor Jensen. All in favor – **Approved (Yes – 4, No – 0, Absent – 1)**

B. Action Item: Project ID 020717D1 Change Order (\$1,320)

Supervisor Jensen moved to approve Project ID 020717D1; second by Supervisor Gustina. All in favor – **Approved (Yes – 4, No – 0, Absent – 1)**

C. Information Item: Status Report on Community Development Small Cities Block Grant Project (ID 020704D1).

Mr. Somppi gave an update as to the progress of this project.

D. Action Item: Request for Review of Subordination for Community Development Loans.

Mr. Somppi presented to the Committee the issue of a subordination that was never filed and the implications related to that. Mr. Dumas from Corporation Counsel's office discussed with the Committee possible options.

Supervisor Mawhinney moved to approve the Subordination request; second by Supervisor Jensen. **Motion Failed (Yes – 0, No – 4, Absent – 1)**

8. DIRECTORS REPORT

This item was removed from the agenda at the start of the meeting.

9. ADJOURNMENT

Supervisor Gustina moved to adjourn the committee at 8:46 a.m.; second by Supervisor Mawhinney. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, October 11, 2012 at 8:00 a.m.**

Prepared by: Steve Schraufnagel - Acting Secretary