



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY, SEPTEMBER 9, 2010 - 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 9, 2010 at the Rock County Courthouse. Chair Al Sweeney presided. Supervisors present: Marilyn Jensen, Phil Owens, and Wayne Gustina.

Planning & Development staff present: Paul Benjamin (Director), David Somppi (Community Development Mgr.), Colin Byrnes, (Sr. Planner, Code & Administration Enforcement) and Cheryl Martin, (Accountant).

Others present: Vicki Brown, Rock County Treasurer

2. **ADOPTION OF AGENDA**

Supervisor Owens moved to adopt the agenda as presented; seconded by Supervisor Gustina. **ADOPTED as presented.**

3. **MEETING MINUTES – AUGUST 26, 2010**

Supervisor Jensen moved the approval of the August 26, 2010 Committee minutes; seconded by Supervisor Owens. **APPROVED as presented.**

4. **CITIZEN PARTICIPATION, COMMUNICATIONS AND ANNOUNCEMENTS**

There was no citizen participation, communication, or announcements.

5. **CODE ENFORCEMENT**

Mr. Byrnes presented the staff report.

A. **Action Item: Public Hearing – Shoreland Conditional Use Permit 2010 014 (Rock Township) – County of Rock**

Supervisor Owens moved to go into Public Hearing at 8:05 a.m. with a second by Supervisor Gustina and the roll call was read. Present: Supervisors Gustina, Jensen, Owens, and Sweeney. Absent: Mawhinney

Mr. Byrnes presented the request by the County of Rock for a Conditional Use Permit for demolition of a residence and accessory structures and site restoration along the Rock River. The property is located in the SE 1/4 of the SW 1/4 of Section 15, Rock Township – more commonly known as 3355 S. River Road.

Treasurer Vicki Brown discussed the County's action regarding the property tax foreclosure.

Supervisor Owens moved to close the Public Hearing at 8:10 a.m. with a second by Supervisor Gustina and the roll call was read. Present: Supervisors Gustina, Jensen, Owens, and Sweeney. Absent: Mawhinney

B. Action Item: Approval of Shoreland Conditional Use Permit 2010 014 – County of Rock

Staff has reviewed the application and recommended approval of the Shoreland Conditional Use Permit 2010 014 subject to the following conditions:

Supervisor Jensen moved the Conditional Approval of Shoreland Conditional Use Permit 2010 014; second by Supervisor Owens. All in favor – **APPROVED (Yes – 4, No – 0, Absent – 1)**.

1. Any project modifications or additions shall be submitted to Staff for review and approval.
2. Install and maintain temporary erosion control measures until seeded permanent vegetative cover is established. Ground disturbance shall be kept to a minimum.
3. Obtain all permits or approvals for your project from the US Army Corps of Engineers, Department of Natural Resources, or other local government agencies before starting the project.
4. This permit expires one year from the date of Committee approval, however, all earthwork and grading must be completed and the disturbed areas must be seeded or otherwise stabilized prior to October 15, 2010.

6. FINANCE

A. Department Bills/Encumbrances/Pre-Approved Encumbrances/Amendments/Transfers

Supervisor Owens moved the approval of payment of the department bills; second by Supervisor Gustina. **All in favor - APPROVED (Yes - 4, No – 0, Absent – 1), Absent - 0)**.

7. HOUSING AND COMMUNITY DEVELOPMENT

Mr. Somppi presented the staff report.

A. HUD Lead Hazard Control (LHC) and CDBG Housing Rehabilitation Project (ID 007036 and 020635) = \$18,266.50

Supervisor Jensen moved the approval of Lead Hazard Control / CDBG Housing Rehabilitation Project (ID 007036 and 020635) for an amount up to \$18,266.50; second by Supervisor Gustina. **All in favor – APPROVED (Yes – 4, No – 0, and Absent – 1)**.

B. Request for Lien Reduction for Housing Rehabilitation Loan ID 094406D1 (Short Sale)

Rock County received a request from the Bank of Monticello for an acceptance of a lien reduction on a Housing & Community Development mortgage. The original owners of the property quit claimed the property to the 1st mortgagor on April 29, 2008. The 1st mortgagor was aware of the Rock County mortgage at the time of this affidavit.

Since May 2000, the Planning Agency has received 7 requests to settle a payoff/mortgage satisfaction request for less than the amount owed (a 'short sale'). The standard that has been previously used for short sales is that Rock County is in imminent

peril of losing all or a great portion of its funds from a foreclosure. It does not appear that the standard in which Rock County has in the past allowed for accepting an amount less than the face value has been met.

Supervisor Owens moved to approve the short sale; seconded by Supervisor Gustina.
Motion to approve the Short Sale – DENIED; Motion Failed. (Yes – 0, No – 4, Absent – 1)

There were no Conflict of Interest Statements in regards to the aforementioned loan/grant requests.

8. DIRECTOR'S REPORT

Director Paul Benjamin reported on the department's ongoing activities:

- The department is working to complete its 2011 Budgeting submission.
- Staff continues to meet with the towns in Rock County regarding the updates to the town ordinances.
- Three of the Housing & Community Development staff will be attending Community Development Block Grant (CDBG) Implementation Training on the next scheduled P&D Committee meeting date (September 23rd). Director Benjamin asked the Committee if it would meet at a later time for that meeting. The Committee agreed to meet at 4:00 p.m.

9. DIVISION REPORT: ECONOMIC DEVELOPMENT

Mr. Otterstein provided a verbal Report regarding the Economic Development Division's year-to-date activities. During the Report, he addressed the following topical areas: Business Retention & Expansion, Business & Investment Attraction, Small Business & Entrepreneurship, Real Estate Positioning and Workforce Profiling. Specific project examples were provided. There was discussion regarding forecasts and variables that are influencing activities within the aforementioned topical areas.

10. COMMITTEE REPORTS

There were no Committee Reports.

11. ADJOURNMENT

Supervisor Gustina moved to adjourn the committee at 9:27 a.m.; second by Supervisor Owens. **ADOPTED** by acclamation.

The next meeting of the Planning & Development Committee will be **Thursday, September 23, 2010 at 8:00 a.m.**

Prepared by: Cheryl Martin - Acting Secretary