



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY AUGUST 24, 2017 - 8:00 A.M.
COURTHOUSE CONFERENCE ROOM
SECOND FLOOR
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 24, 2017 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Wes Davis. Jason Heidenreich, Mary Mawhinney, Wayne Gustina. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning & Development Director), Andrew Baker (Sr. Planner), Kurt Wheeler (Planner III/Acting Secretary), Cheryl Martin; Planning Services Coordinator, and County Surveyor; Brad Heuer.

Others present: Liz Casey; Neighborhood Works, Scott Traynor, Ms. Flood.

2. **ADOPTION OF AGENDA**

Supervisors Gustina and Davis moved the amended agenda; as follows: Moved Item 5D to 5A. Adopted (5-0)

3. **MEETING MINUTES – AUGUST 10, 2017**

Motion made by Supervisor Mawhinney to approve the meeting minutes from August 10, 2017; Seconded by Supervisor Davis. APPROVED (5-0)

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

Liz Casey from Neighborhood Works gave an overview of their program. Discussion and questions followed.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

A. Review and Preliminary Approval, Preliminary Approval with Conditions or Denial of Land Divisions:

▪ **2017 042 (Porter Township) – Sweeney Land Holdings LLC**

Motion to approve with conditions made by Supervisor Davis; **Seconded** by Supervisor Gustina. Supervisor Sweeney recused himself from the vote. APPROVED (4-0).

Conditions:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. Note on final CSM: "Lot 1 contains existing buildings which utilize an existing private Sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing system.
3. Proposed lot lines shall include POWTS area with the buildings that utilize the system.
4. Dedicate 33' half road right of way along N Casey Rd at the discretion of the Town of Porter.
5. The parent parcel is currently zoned AE by the Town of Porter. Based on the proposed size and use of Lot 1 a Re-zone is being requested.
6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of the last approval.

B. Action Item: Public Hearing Shoreland Conditional Use Permit 2017-003 R&K & Sons Construction.

Motion to go into Public Hearing made by Supervisor Mawhinney, **Seconded** by Supervisor Gustina. Time In: 8:17 am.

Mr. Baker explained the project to the committee. Mr. Byrnes and Chair Sweeney offered a history of the water issues associated to this area. Discussion followed.

Ms. Flood, a neighbor, spoke on the water issues of the neighborhood associated to this parcel and stream system adjacent to the location. Mr. Baker relayed to the Committee that two additional neighbors called to voice concerns over additional development in the area, but were no able to attend the meeting.

Discussion followed.

Motion to go out of Public Hearing made by Supervisor Mawhinney, **Seconded** by Supervisor Gustina. Time Out: 8:29 am.

C. Action Item: Approval, Approval with Conditions, or Denial of Shoreland Conditional Use Permit 2017 003 – R&K & Sons Construction

Motion to bring this application to the table made by Supervisor Gustina, **Seconded** by Supervisor Heidenreich. After additional discussion and comments by staff and committee members regarding the history of the storm water issues associated to this area and contacts

from additional adjacent neighbors, an **Amended Motion to Deny** was made by Supervisor Mawhinney and Supervisor Gustina with the Findings of Fact stating that criteria 1-9 of the application guidelines had not been met.

In addition, a suggestion was applied that the developer work with the City of Evansville to address the water runoff of this area going forward with an approved Storm water Control Plan for this area. **Conditional Use Permit Denied (5-0).**

- D. **Action Item:** Request for extension of Shoreland Conditional Use Permit 2015 002-Traynor Revocable Trust.

Motion to Approve by Supervisor Mawhinney, Seconded by Supervisor Davis. Discussion followed. Mr. Baker explained the need for the extension, and Mr. Traynor explained the project as well. Approved 6 month extension (5-0).

6. Attendance at Conferences or Conventions: None.

7. **FINANCE**

- A. Committee Review of Payments
No Bills or Payments.

- B. Transfers
None at this time.

8. **COMMUNITY DEVELOPMENT**

- A). **Action Item:** Citizen Grievance Resolution – Loan ID 097091D1

Mr. Byrnes explained the history and financials of this loan to the Committee.

Motion to Deny made by Supervisor Mawhinney, **Seconded** by Supervisor Davis. Denied (5-0)

- B). Information Item: Alteration of Mortgage Request. - Loan ID 020413I1

Mr. Byrnes presented the newly received 2017 CDBG Program Income Limits to the Committee. Discussion Followed.

9. **COMMITTEE REPORTS**

None at this time.

10. **DIRECTORS REPORT**

Mr. Byrnes updated the committee on the Town of Janesville 911 Address Sign Inventory currently underway.

11. **ADJOURNMENT**

Supervisors Gustina and Davis Moved and Seconded to adjourn the committee at 8:58 am.
All in favor (5-0).

Respectfully Submitted – Kurt Wheeler, Acting Secretary

These minutes are not official until approved by committee.

Future Meetings/Work Sessions

September 14, 2017 (8:00 am)
September 28, 2017 (8:00 am)
October 12, 2017 (8:00 am)
October 26, 2017 (8:00 am)