



**MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, AUGUST 13, 2020 – 8:00 A.M.
Meeting was teleconferenced using Zoom**

The meeting of the Rock County Planning & Development Committee was called to order at 8:00 a.m. on Thursday, August 13, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Retiring Planning Director), Kurt Wheeler; (Planner III), Andrew Baker (Interim Planning Director), Dana Sandwick; Rock County Planning Office Coordinator.

Others in Attendance: Rock County Board Madame Chair Purviance, Kristin Belongia, Ian Stapleman, Jeff Wam, Nicole Solheim, Supervisor Aegerter,

1. Call to Order
2. Adoption of Amended Agenda (Moved item 6 above item 5)
Moved by Supervisor Davis, **Seconded** by Supervisor Gustina. **Adopted (5-0)**
3. Approval of Minutes of the Planning & Development Meeting held Thursday, June 25, 2020 at 8:00 am.
Moved by Supervisor Potter, **Seconded** by Supervisor Gustina. **Approved (5-0)**
4. Citizen Participation, Communications and Announcements.

Chair Sweeney invited everyone to the Rock-Koshkonong Lake District meeting this Saturday at Race Track Park. The meeting starts at 10:00 am.
5. Code Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 2020 011 (Clinton Township) – Repaal (3 Lot CSM)
Moved by Supervisor Potter with Conditions, **Seconded** by Supervisor Podzilni.
Approved with Conditions (5-0)

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
 - 2). Note on Final CSM “No buildings which produce wastewater are allowed on Lot 3 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
 - 3). 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 preplacement of the system.
 - 4). Proposed lot lines must include the POWTS area with the building which utilizes the system.
 - 5). Note on Final CSM “No new access to HWY 140 unless approved by the DOT.
 - 6). The Town of Clinton shall decide if the lot lines between lots 1 and 2 is satisfactory per the building setback standards of the Zoning Ordinance.
 - 7). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
 - 8). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.
- 2020 028 (Newark Township) – Nass (1 Lot CSM)

Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Gustina.

Approved with Conditions (5-0).

Conditions:

- 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).
- 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 preplacement of the system.
- 3). Per the Town of Newark, “No further Land Division allowed on remaining Lands”.

Dedicate a thirty-three foot half road right of way along W. Cleophas Rd. at the discretion of the Town.

- 4). Land Division approval is conditioned on the approval of the rezone by the Town of Newark.

5). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

6). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.

- 2020 032 (Beloit Township) – Town of Beloit (2 Lot CSM)

Moved by Supervisor Gustina with Conditions, **Seconded** by Supervisor Davis.

Approved with Conditions (5-0)

Conditions:

1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM “Lot 2 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 preplacement of the system.

3). Proposed lot lines must include the POWTS area with the building which utilizes the system.

4). Note on Final CSM “No buildings which produce wastewater are allowed on Lot 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.

5). County Highway D is an Access controlled Hwy, where by new access points are limited. The proposal to relocate the existing southern access on proposed Lot 1 to the area of Lot 2 shall be approved prior to the Final CSM.

6). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

7). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.

- 2020 033 (Fulton Township) – Morrison (3 Lot CSM)

Moved by Supervisor Gustina with Conditions, **Seconded** by Supervisor Potter.

Approved with Conditions (5-0)

Conditions:

1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

- 2). Note on Final CSM “Lots 2 and 3 contain 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 preplacement of the system.
 - 3). Proposed lot lines must include the POWTS area with the building which utilizes the system.
 - 4). Note on Final CSM “No buildings which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
 - 5).The proposed shared driveway is located in an area of mapped WDNR Wetlands. An appropriate wetland determination and delineation (if needed) shall be completed prior to the Final CSM.
 - 6). If wetlands are delineated on site, all necessary permits for filling wetlands shall be obtained prior to Final CSM.
 - 7). Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.
 - 8). Final CSM shall be recorded with the Register of Deeds within 6 months of final approval.
- 2020 046 (Beloit Township) – Wam (Lot Combination)
This Land Division approval failed for lack of Motion

6. Community Development

- A). **Action Item:** Amending the Rock County Community Development Policies and Procedures manual to implement:

Moved by Supervisor Potter, Seconded by Supervisor Sweeney.

Nicole Solheim from the City of Janesville gave an overview of the strategy used by the City of Janesville for this type of project.

- Outreach for Rock County Cities and Villages (other than Beloit and Janesville) to retain and rehabilitate tax delinquent properties and, initiate a forgivable loan program for Solar Energy Projects.
- Initiate a forgivable loan program for Solar Energy Projects

After discussion and questions by the Committee, The Motion was amended by Supervisor Potter, Seconded by Supervisor Sweeney to split the two points of the discussion into separate issues, and postpone the Solar Energy forgivable loan issue until next meeting. Passed (5-0). The original Motion was approved for discussion (5-0).

7. Finance

- A. Information Item: Committee Review of Payments
Reviewed.
- B. **Action Item:** Transfers
No Transfers.

8. Committee Reports.

9. Director's Report

- A. Proposed Planning, Community & Economic Development Agency and Land Conservation Department reorganization under one Department Head.

Mr. Baker advised the Committee of a joint meeting of the Rock County Planning and Development Committee, and the Land Conservation Committee to discuss the possible reorganization options of both Departments scheduled for August 18th at 6:00 pm. This will be a Zoom meeting.

- 10. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Davis, **All in Favor**,
Time: 9:40 am.

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

August 13, 2020 (6:00 pm)
(Joint Meeting Land Conservation Committee)

August 18, 2020 (8:00 am)
September 10, 2020 (8:00 am)
September 24, 2020 (8:00 am)