



**MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, January 28, 2021 – 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, January 28, 2021. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Andrew Baker (Planning Director), Christine Munz-Pritchard (Senior Planner), Dana Sanwick (Office Coordinator).

1. Call to Order:
2. Adoption of Agenda.

Moved by Supervisor Potter, **Seconded** by Supervisor Podzilni.

Change in Agenda: Remove item 2020 079 (Clinton Township) – Brandl (1 Lot CSM) until after Clinton Township meets February 15, 2021.

Moved by Supervisor Davis, **Seconded** by Supervisor Gustina. **Approved (5-0)**

3. Approval of Minutes of the Planning & Development Meeting held Thursday, January 14, 2021 at 8:00 am.

Moved by Supervisor Gustina, **Seconded** by Supervisor Potter. **Approved (5-0)**

4. Citizen Participation, Communications and Announcements.
None

5. Code Enforcement

A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:

1. 2020 075 (Turtle Township) – H&L Farms (2 Lot CSM)

Moved by Supervisor Gustina, **Seconded** by Supervisor Potter

Approved (5-0) with Conditions

Conditions:

- 1). Existing easements shall be shown and proposed utility easement(s) 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 Lots 1 or 2 until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
- 3). Dedicate 33 foot half road right of way along E Creek Rd and LT Townline Rd at the discretion of the Town of Turtle.
- 4). Approval is conditioned on rezone and approval by the Town of Turtle.
- 5). A drainage easement shall be delineated on Lot 1 extending 50 feet on each side of the centerline of the natural drainage way.
- 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 Rock Co. Register of Deeds within 6 months of final approval.

2. 2020 079 (Clinton Township) – Brandl (1 Lot CSM)

Removed from agenda. Change to agenda and approval above.

3. 2020 082 (Lima Township) – Fisher (2 Lot CSM)

Moved by Supervisor Potter, Seconded by Supervisor Gustina

Approved (5-0) with Conditions

Conditions:

- 1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM “No building which produce wastewater are allowed on Lot 2 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 replacement of the existing systems."
- 4). Proposed lot lines must include the system area with the building which utilizes the system.
- 5). Approval is conditioned on approval of a rezone of Lot 2 by the Town of Lima and the associated standards of the Lima Zoning Ordinance.
- 6). Dedicate a 40 foot half road right of way along N County KK.
- 7). Dedicate a 33 foot half road right of way along E Willow Dr at the discretion of the Town of Lima.
- 8). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 9). Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

4. 2020 083 (Harmony Township) – Hanauska (1 Lot CSM)

Moved by Supervisor Davis, Seconded by Supervisor Potter

Approved (5-0) with Conditions

Conditions:

- 1). Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
- 2). Note on Final CSM "No building which produce wastewater are allowed on Lot 1 until acceptable means of wastewater disposal is approved by the necessary governmental agencies."
- 3). A drainage easement shall be delineated along west line of proposed Lot 1 as shown on the preliminary.
- 4). Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
- 5). Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval

6. Community Development
None
7. Economic Development
Quarterly report will be on the next agenda.
8. Finance
 - A. Information Item: Committee Review of Payments
Reviewed
 - B. **Action Item:** Transfers
No Transfers.
9. Directors Report

New Planner will be starting on February 22, 2021.
10. Committee Reports.
None
11. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Podzilni,
All in Favor (5-0), Time: 8:20 am.

Respectfully Submitted – Dana Sanwick, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

February 11, 2021 8:00 AM
February 25, 2021 8:00 AM