



MINUTES

PLANNING & DEVELOPMENT COMMITTEE MEETING THURSDAY, MARCH 25, 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, March 25, 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), Dana Sanwick (Office Coordinator), Christine Munz-Pritchard (Senior Planner), Steve Godding (Planner III)

Others Present: Supervisor Genia Stevens

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

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

3. **Action Item:** Approval of Minutes of the Planning & Development Meeting held February 25, 2021 at 8:00 am

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

4. Citizen Participation, Communications and Announcements

Supervisor Davis announced there would be a hearing regarding the Darien Solar Project, Bradford Township, on April 22, 2021 at 1pm and 6pm. Dana Sanwick will send the information to the Supervisors.

5. Code Enforcement

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

1. 2020 066 (Newark Township) – Heldt (1 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 building which produce wastewater are allowed on Lot 1 until acceptable mean of wastewater disposal is approved by the necessary governmental agencies.”

3. Subject to Town of Newark approval of zoning change to A3.
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 the final approval.

2. 2021 010 (Bradford Township) – Huisheere (1 Lot CSM)
Moved by Supervisor Podzilni, **Seconded** by Supervisor Potter
Approved (5-0) with Conditions

Conditions:

1. Per Section 4-1 of the Town of Bradford zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. The lot will need to be changed to meet zoning code. Recommended zoning to A-2.
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
3. 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”.
4. Dedicate 33 foot half road right of way along S Emerald Grove Rd at the discretion of the Town of Bradford.
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 Rock Co. Register of Deeds within 6 months of final approval.

6. Community Development

Andrew Baker shared that he and Dana Sanwick met via zoom with Todd Mandel, the Interim Director at Wisconsin Partnership for Housing Development to discuss how to advertise the programs to get CDBG and HOME funds used.

Andrew Baker also shared that the next agenda will include a Citizen Objection for review.

7. Economic Development
NONE

8. Finance

A. Information Item: Committee Review of Payments

Dana Sanwick verbally reviewed the bills as the Committee Review of Payments form for February was not attached to the agenda. Dana Sanwick will send a copy of the Committee Review of Payments to the Supervisors to review.

B. **Action Item:** Transfers

None

9. Director's Report

Andrew reported that Chris Munz-Pritchard is working with the towns on the administration of MOA's (Memorandum of Agreement).

10. Committee Reports

None

11. Adjournment at 8:29AM

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

Future Meeting Dates

April 8, 2021 8:00 AM

April 22, 2021 8:00 AM