



Minutes - February 10, 2022

Call to Order: The meeting of the Rock County Planning & Development Committee was called to order at 8:03 a.m. on Thursday, February 10, 2022. Chair Sweeney presided. Supervisors present in person: Al Sweeney, Russ Podzilni. Supervisors present via Zoom: Wayne Gustina, Wes Davis. Supervisors absent: Robert Potter. QUORUM present.

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

Rock County Staff via Zoom: Steve Godding (Planner III), Jennifer Borlick (GIS Manager).

Others present via ZOOM: Supervisor Shirley Williams, Supervisor Kathy Schulz.

Adopt Agenda: Moved by Supervisor Gustina. Seconded by Supervisor Podzilni
Approved 4-0

Approval of Minutes:

Meeting held January 27th, 2022: Moved by Supervisor Davis. Seconded by Supervisor Gustina.
Approved 4-0

Citizen Participation, Communications and Announcements:

Code Enforcement:

Review and possible action regarding LD 2022 003 (Lima Township) – Backyard Properties (1 Lot CSM): Moved with conditions by Supervisor Podzilni. Seconded by Supervisor Davis.
Approved 4-0

Staff recommends the following conditions subject to approval:

1. Per Section 4.3 of the Town of Lima 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-3. Parent lot is larger than thirty five (35) acres and does not require a CSM or POS. It needs to stay zoned A-1.
2. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as

requested by utility companies (where applicable).

1. 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." Proposed lot lines must include the system area with the building which utilizes the system.
2. If land disturbance associated with the construction of a driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is require. Please contact Rock County Land Conservation Department.
5. Dedicate a thirty-three foot half road right-of-way along the Road at the discretion of the Town.
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.

The following are the requirements for the A-3 zoning:
A-3 Lot Area 3 to 9.99 acres

- Minimum Side Yard:
 - Principal Buildings 20 feet on each side
 - Accessory Buildings 10 feet on each side
- Minimum Front Yard Setback 50 feet
- Minimum Rear Yard Setback 50 feet
- Minimum Lot Width on Public Road 100 feet
- Setbacks All local roads shall have a minimum setback of 85 feet from the centerline or 50 feet from the right-of-way line, whichever is greater. Minimum road right-of-way shall be 80 feet.

Review and possible action regarding LD 2022 008 (Lima Township) – Maxwell (3 Lot CSM):

Moved with conditions by Supervisor Gustina. Seconded by Chair Sweeney.

Approved 4-0

Staff recommends the following conditions subject to approval:

1. Per Section 4.3 of the Town of Lima zoning code, the proposed lot does not meet the minimum 35 acre requirements of the A-1 zoning. Additionally, this will most likely require a CUP.

4.3 Agricultural District A-1Per 3(4): Nonfarm residences constructed in a rural residential cluster in

accordance with an approval of the cluster as a **Conditional Use** under Section (E).

2. Per original listing of the property there is a well located on the original lot. Location of the well needs to be shown on the property.
3. Existing easements shall be shown and proposed utility easement(s) shall be placed on lots as requested by utility companies (where applicable).
1. Note on Final CSM “No buildings which produce wastewater are allowed on Lots until acceptable means of wastewater disposal is approved by the necessary governmental agencies”.
2. If land disturbance associated with the construction of a driveway exceeds 100 feet then a Rock County Construction Site Erosion Control Permit is required. Please contact Rock County Land Conservation Department.
6. Dedicate a thirty-three foot half road right-of-way along the Road at the discretion of the Town.
7. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

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

Community Development:

Economic Development: A. Authorizing American Rescue Plan Act (ARPA) Funding for Workforce Development Projects and Amending the 2022 Budget.

James Otterstein provided an overview to the committee on the resolution request for ARPA funds.

Short discussion and answer occurred.

Moved by Supervisor Podzilni. Seconded by Chair Sweeney.

Approved 4-0

Corporate Planning:

Finance:

Information Item: Committee Review of Payments:

Possible Action Item: Transfers:

Director's Report: Andrew Baker spoke of the website migration that will be occurring later this month. Andrew also advised that the Housing Authority report has been done and if any changes are made to the policies, it may come before Planning committee.

Committee Reports:

Adjournment: Adjournment at 8:36A.

Moved by Supervisor Podzilni. Seconded by Supervisor Gustina.

Approved 4-0

Respectfully submitted,

Dana Sanwick - Office Coordinator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.