



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY JULY 12, 2018 – 8:00 A.M.
COURTHOUSE CONFERENCE ROOM N2
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, July 12, 2018 at the Rock County Courthouse. Chair Alan Sweeney presided. Supervisors present: Alan Sweeney, Mary Mawhinney, Wes Davis, and Phil Owens. Supervisor Gustina was absent – QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning and Development Director), Andrew Baker (Zoning Administrator), and Kurt Wheeler (Planner III, Acting Secretary).

Others present: Ryan Spies, Ron Combs, and Kristin Belongia.

2. **ADOPTION OF AGENDA**

Moved by Supervisor Owens, Seconded by Supervisor Davis to approve the adoption of the agenda with an amendment to move item 5B to 5A. Adopted (5-0).

3. **MEETING MINUTES – JUNE 28, 2018**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Owens to accept the June 28 meeting minutes. APPROVED (5-0)

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

NONE

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

▪ **LD2018 032 – 033 Town of Beloit (Donna McKearn Revocable Trust)**

Motion review initially made by Supervisor Owens, Seconded by Supervisor Mawhinney. Amended Motion to combine LD2018 032 and LD2018 033 and approve the Land Divisions with Agency recommended conditions made by Supervisor Davis and Seconded by Supervisor Owens; Discussion followed.
APPROVED (5-0).

CONDITIONS:

1. Utility easement(s) shall be placed on lots as requested by utility companies.
2. Utilities shall be installed prior to the final approval of the subdivision plat or developer shall provide evidence the installation has been paid for.
3. A note on the final plat shall indicate maintenance responsibilities and building prohibitions for drainage easements.
4. The extent of the drainage easement in the rear yard of lot 120 shall be clarified on the final plat.
5. To assist in the consistent administration of the Rock County Address Ordinance, the address number standards found in the ordinance Section 4.605(3) shall be included on the plat and/or within the subdivision covenants (if applicable).
6. Final subdivision plat shall be submitted to, and approved by the Agency within 36 months of the date of preliminary approval by the Planning and Development Committee one year after preliminary approval.

- LD2018 035 (Harmony Township) – Schlinsong

Moved by Supervisor Mawhinney, **Seconded** by Supervisor Davis with conditions.

Approved (5-0)

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 must include the system area with the building which utilizes the POWTS.
4. Lot 2 contains kettle/depressional topography which may result in seasonal flooding, therefore the final CSM shall include a restriction for no buildings or filling within the area of lot 2 as noted on the existing CSM.
5. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
6. CSMs subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of the last approval.

B. Review and Approval, Approval with Conditions or Denial of Shoreland Conditional Use Permit 2018 004 – Hurd Non-Metallic Mine Expansion Project-Town of Fulton

Moved by Supervisor Owens to approve with the conditions submitted by the Planning and Development Agency. **Seconded** by Supervisor Davis. After discussion an amended motion to change condition #17 to read "The permit expires 3 years from the date of Committee approval with a yearly review made by the Committee" was made by Supervisor Mawhinney, **Seconded** by Supervisor Owens. **Approved (5-0).**

The amended motion references 4.214(3)(B) "Standards Applicable to All Conditional Uses"

Conditions:

1. The project shall be completed according to the approved plans and approved conditions unless minor revisions are approved in advance by Staff. Significant plan changes require Committee approval.
2. Any change in owner/operator will require that the new owner/operator appear before the Planning & Development Committee for review of the Conditional Use Permit.
3. The existing Conditional Use Permit approved by the Town of Fulton on January 10, 2012 via the Town's General Zoning Authority remains in effect on any land also within the Shoreland Zoning District (Shoreland). Any conflicts in permit conditions resulting from this joint jurisdiction shall be resolved prior to expanding operations in Area 1 and Area 2. Any modifications to the existing Town CUP deemed necessary by the Town based on the revised operations on the property shall be approved prior to expanding operations into Area 1 and Area 2.
4. The boundaries of the approved mine areas within the Shoreland shall be marked on the land to ensure consistency with the approved Shoreland Conditional Use Permit.
5. The Rock County Land Conservation Department shall approve a detailed Reclamation Plan meeting the standards of the Rock County Nonmetallic Mining Reclamation Ordinance prior to expanding operations into Area 1 and Area 2. Planning and Development Agency staff shall also review the detailed Reclamation Plan to ensure that it is consistent with the approval to mine in the Shoreland and the conceptual Reclamation Plan included in the application for the Shoreland Conditional Use Permit. The Reclamation Plan and the required Financial Assurance amount will be dictated by the final post mining land use. For example, areas intended to be agricultural production land must be reclaimed with greater attention to the soil structure, decompaction and fertility than those areas intended to be permanent vegetation.
6. Reclamation of the site shall occur contemporaneously as portions of the mine are completed.
7. Onsite access shall be granted for Rock County Land Conservation and Planning and Development Department Staff to conduct inspections to document compliance with County approved permits.
8. The topsoil piles indicated on the plans shall be shaped and seeded to provide vegetative cover as soon as practical following placement. Perimeter sediment control measures shall also be installed around the piles and on the site in general.
9. Only non-metallic mineral extraction shall be allowed within the Shoreland in proposed expansion Area 1 and Area 2. There shall be no processing of material (e.g., but not limited to, crushing, screening, washing, etc.) nor production of concrete or asphalt within Area 1 and Area 2. Processing and production areas must be located in previously mined areas.
10. The operator shall implement a procedure to notify neighboring property owners of scheduled blasting operations if notification is requested.

11. The operator shall implement fugitive dust procedures as required by Wisconsin DNR and consistent with State regulations.
12. The operator shall maintain compliance with the Industrial Wastewater Discharge Permit issued and administered by the Wisconsin DNR.
13. No offsite material shall be deposited, temporarily or permanently, within the Shoreland.
14. There shall be no on site storage of petroleum based projects within the Shoreland.
15. Signage along Hwy 51 shall be maintained to warn on-coming traffic of the mine entrance.
16. All other necessary permits for the project shall be obtained prior to starting mining operations in the Shoreland.
17. This permit expires 3 years from the date of Committee approval with a yearly review by the committee.

6. **FINANCE**

A. Committee Review of Payments
Reviewed

B. Transfers
None.

7. **COMMITTEE REPORTS**

None.

8. **DIRECTOR'S REPORT**

A. Planning Services Coordinator Position.

Mr. Byrnes informed the committee of the resignation of a staff member and timeline for replacement.

9. **ADJOURNMENT**

Supervisors Owens and Gustina moved and seconded to adjourn the Committee at 10:07 a.m. All in Favor (5-0).

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

July 26, 2018 (8:00 am)
August 9, 2018 (8:00 am)
August 23, 2018 (8:00 am)