



MINUTES
ROCK COUNTY PLANNING & DEVELOPMENT COMMITTEE
THURSDAY June 13, 2019 – 8:00 A.M.
COURTHOUSE CONFERENCE ROOM Second Floor
ROCK COUNTY COURTHOUSE
JANESVILLE, WI

1. **CALL TO ORDER**

The meeting of the Rock County Planning & Development Committee was called to order at 8:03 a.m. on Thursday, June 13, 2019 at the Rock County Courthouse. Chair Sweeney presided. Supervisors present: Wes Davis, Wayne Gustina, Phil Owens and Mary Mawhinney. QUORUM PRESENT.

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

Others Present: Michelle Schultz Real Property Lister and Brad Heuer County Surveyor.

2. **ADOPTION OF AGENDA**

The adoption of an amended agenda (moving item 5A to follow 6A. Moved by Supervisor Mawhinney, Seconded by Supervisor Owens. Amended Agenda Adopted (5-0).

3. **MEETING MINUTES – MAY 23, 2019**

Motion made by Supervisor Mawhinney, Seconded by Supervisor Owens to accept the May 23, meeting minutes. APPROVED (5-0)

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

Mr. Byrnes gave the committee an update of the Local Planning Officials seminar in Whitewater July 18, 2019. Discussion followed.

5. **CODE ADMINISTRATION AND ENFORCEMENT**

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

- **(2019 016) – Fulton Township – Fox LLC**

Motion to approve with conditions made by Supervisor Mawhinney. Seconded by Supervisor Gustina. Approved (5-0)

Conditions:

1. Existing and proposed utility easements shall be shown and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. The existing residential structures within the area of lot 2 shall be removed prior to final approval of the CSM.
3. The existing septic system and well serving the existing residential structures within the area of lot 2 shall be properly abandoned.
4. Dedicate a 33 foot half road right of way on each side of N. Goede Road at the discretion of the Town of Fulton.
5. Ownership of parcel 6-6-5.1 shall be transferred to the applicant prior to the final CSM approval unless the current owner also signs the final CSM.
6. Final CSM shall be submitted to and approved by the Agency one year after the preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

• **LD2019 022 (Union Township) – Pine Knoll Farms**

Motion to approve with conditions made by Supervisor Gustina with Conditions, Seconded by Supervisor Mawhinney. Approved (5-0)

Conditions:

1. Existing utility easements shall be shown and proposed easements placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment 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(s) that utilize the POWTS.
4. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
5. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

• **LD2019 023 (Spring Valley Township) - Condon**

Motion to approve with conditions made by Supervisor Mawhinney with Conditions, Seconded by Supervisor Davis. Approved (5-0)

Conditions:

1. Existing and proposed utility easements shall be placed on the lots as requested by utility companies (where applicable).
2. Note on Final CSM: "Lot 1 contains existing buildings which utilize an existing sewage treatment system at the time of this survey, However soils on the lot may be restrictive to the replacement of the existing system".
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. Proposed lot lines must include the POWTS area with the building which utilizes the system.
5. Dedicate a 40 foot half road right of way along County Trunk Highway T as indicated on Preliminary CSM.
6. CSM shall be submitted to and approved by the Agency within one year after preliminary approval.
7. CSM's subject to local approval shall be recorded with the Rock County Register of Deeds within 6 months of their last approval.

6. Community Development

- A. Action Item: Citizen Objection – Appeal of Default Determination for an existing 0% Loan for Housing Rehabilitation.

The applicant, nor representatives were in attendance for the meeting. Mr. Byrnes gave a history and status of the loan agreement, correspondence, and policies regarding this appeal. After lengthy discussion, Supervisor Owens made a Motion to deny the objection. Seconded by Supervisor Sweeney. Appeal Denied (5-0).

7. FINANCE

Action Item:

- A. Committee review of payments
Reviewed
- B. Transfers
None

8. COMMITTEE REPORTS
None

9. DIRECTOR'S REPORT:

- A. Mr. Byrnes gave the committee an update of the Rock Internship Program. Mr. Jayden Williams from Evansville High School will be starting this coming Monday to work in various County Departments, including Planning.
- B. Mr. Byrnes informed the Committee that recent repayments to CDBG & Home Housing Program for the Month of May were in excess of \$50,000.

10. ADJOURNMENT

Supervisors Gustina and Owens Moved and Seconded to adjourn the Committee at 8:45 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

June 27, 2019 (8:00 am)
July 11, 2019 (8:00 am)
July 25, 2019 (8:00 am)
August 8, 2019 (8:00 am)