



**MINUTES
PLANNING & DEVELOPMENT COMMITTEE MEETING
THURSDAY, JUNE 25, 2020 – 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, June 25, 2020. Chair Sweeney presided. Supervisors present: Al Sweeney, Wes Davis, Wayne Gustina, Russ Podzilni, and Supervisor Robert Potter. QUORUM PRESENT.

Rock County Staff Present: Colin Byrnes (Planning Director), Kurt Wheeler; (Planner III), Andrew Baker (Senior Planner), Dana Sandwick; Rock County Planning Office Coordinator, Madame Chair Purviance, and County Administrator Josh Smith.

Others in Attendance: Ron Combs of Combs and Associates.

1. Call to Order
2. Adoption of Agenda
Moved by Supervisor Davis, **Seconded** by Supervisor Gustina. **Adopted (5-0)**
3. Approval of Minutes of the Planning & Development Meeting held Thursday, May 28, 2020 at 8:00 am.
Moved by Supervisor Potter, **Seconded** by Supervisor Gustina. **Approved (5-0)**
4. Citizen Participation, Communications and Announcements

Chair Sweeney congratulated Director Byrnes on his 25 year retirement.
5. Code Enforcement
 - A. **Action Item:** Approve, Approve with Conditions or Deny Preliminary Land Divisions:
 - 2020 007 (Union Township) – Johnson (1 Lot CSM)
Moved by Supervisor Gustina with Conditions, **Seconded** by Supervisor Potter.
Conditions:
 - 1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

2). Note on Final CSM “Lot 2 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 preplacement of the system.

3). Proposed lot lines must include the POWTS area with the building which utilizes the system.

4). Note on Final CSM “No buildings which produce wastewater are allowed on lot1 until acceptable means of wastewater disposal are approved by the necessary governmental agencies”.

5). Land Division approval is conditioned on the approval of the rezone request by the Town of Union from RR (Outlot) and A1 to A2.

6). Dedicate a seventy foot road right of way along N. Crocker Rd. at the discretion of the Town.

7).The owner of the existing outlot and larger parcel is different. Final CSM shall include signature blocks for all property owners from

8).Final CSM shall indicate no development of filling in the area from the centerline to 300 feet west of N. Crocker Rd.

9).Final CSM shall be submitted to and approved by the agency within one year after preliminary approval.

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

- 2020 022 (Lima Township) – Luebke
Moved by Supervisor Davis with Conditions, **Seconded** by Supervisor Podzilni.
Approved with Conditions (5-0).

Conditions:

1). Existing easements shall be shown and proposed utility easements shall be placed on lots as requested by utility companies (where applicable).

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 preplacement of the system.

3). Proposed lot lines must include the POWTS area with the building which utilizes the system.

4). Dedicate a 33 foot half road right of way along E. Countyline Rd. at the discretion of the Town.

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 Register of Deeds within 6 months of final approval.

6. Finance

A. Information Item: Committee Review of Payments
No Bills

B. **Action Item:** Transfers
No Transfers.

7. Committee Reports
None

8. Directors Report

A. Housing Rehab & Solar Investment.

Mr. Byrnes informed the Committee that our office would possibly be able to offer solar energy funding to home rehab and/or CBDG funding. He asked the committee if he should proceed forward with research into the possibility. The committee thought it was a good topic and encourage Mr. Byrnes to continue his research further.

B. Home Program/New Construction & Tax Foreclosed Lots.

Mr. Byrnes gave an overview of a potential funding opportunity for tax foreclosed lots within Municipalities of Rock County (excluding the Cities of Janesville and Beloit). This would enable a municipality to purchase foreclosed properties and rebuild/improve the homes and offer for sale. This would help us distribute funding as well as create taxable property for the Municipalities.

The committee thought it was worth exploring.

C. Directors Retirement.

Mr. Byrnes read a short narrative on why he originally pursued being a Land Use Planner as well as Director. He stated he will continue to be active at a local private level.

The committee thanks Mr. Byrnes for his expertise for the last 25 years.

9. Adjournment: **Moved** by Supervisor Gustina, **Seconded** by Supervisor Potter, **All in Favor**, **Time: 8:40 am.**

Respectfully Submitted – Kurt J. Wheeler, Acting Secretary

These minutes are not official until approved by Committee.

Future Meetings/Work Sessions

July 9, 2020 (8:00 am)
July 23, 2020 (8:00 am)
August 13, 2020 (8:00 am)
August 27, 2020 (8:00 am)