

Planning & Zoning Committee

Planning Meeting

June 11, 2010

7:30 A.M.

PRESENT: Supervisors Brennand, Diakoff, Egan, Thomson, Sievert. Jerry Bougie, Brian O'Rourke, Cary Rowe.

1. Minute Approval – May 14, 21, and 25, 2010.

Motion by T. Egan to approve minutes as presented. Seconded by J. Sievert. Motion carried 5-0.

2. Review and potential action on draft text for amendment to S 8.04, County Code, Town Zoning Changes.

J. Bougie explained the proposed text change to Section 8.04 of the County's General Code, which would provide the Planning and Zoning Committee to review Town Zoning Changes to verify all necessary all procedural steps had been taken by the Town. This would take place prior to the zoning change being sent to County Board for action. This would be a review procedure only, with no formal action being taken by the Planning and Zoning Committee. He also indicated that John Bodnar, Corporation Counsel, indicated that even if the language were not in the General County Code, the Committee could still have a policy to review Town Zone Changes.

P. Brennand stated that the discussion on the matter could take place on the County Board floor if there were any objectors.

Motion to take the proposed text amendment to County Board by J. Sievert. Seconded by J. Diakoff. Motion carried 5-0.

No further testimony was given on this agenda item.

3. Discussion on Comprehensive Plan consistency issues: issuance of permits and review of certified survey maps.

J. Bougie stated that based on recent changes to State Statutes, he is recommending to the Committee that only new plats and zoning changes be checked for compliance with the Comprehensive Future Land Use Map. All

permits, CSM's, and Conditional Use Permits would be reviewed for compliance with the Sanitary, Zoning, and subdivision ordinances only. He also indicated that the Comp. Plan ordinance would then need to be amended to reflect this policy.

Motion by J. Sievert to proceed with developing language to amend the Comp. Plan ordinance. Seconded by J. Diakoff. Motion carried 5-0.

No further testimony was given on this agenda item.

4. Potential action on staff recommendation for consultant to prepare Farmland preservation plan.

J. Bougie provided a handout that gave a background of the County's Request for Proposal for developing a new farmland preservation plan. A total of seven RFP's were received, and staff had interviewed three; Martenson & Eisele, Inc., Civi-Tek Consulting, and Mid States Associates. Staff is recommending offering the contract to Civi-Tek Consulting based on the interviews and current working relationship with Winnebago County on the comprehensive zoning ordinance re-write project.

Discussion pursued on proposed costs submitted by the firms. J. Bougie indicated that Civi-Tek had the second lowest cost proposal of all seven RFP's, within approximately \$2,000 of the lowest (Mid States Associates). Some Committee members expressed concern that Civi-Tek was not the lowest cost. J. Bougie indicated that any cost difference can be made up through benefits and efficiencies gained by working with the same consultant on partially overlapping projects – in this case the zoning ordinance rewrite project and Farmland Preservation Plan project. These benefits and efficiencies include; meeting coordination, staff and consultant communication, Civi-Tek's familiarity of the new zoning ordinance and its interconnection with the needs of the Farmland Preservation Plan, previous good working relationship between Civi-Tek, staff and local officials on the zoning ordinance rewrite project. Therefore staff concludes that it is in the best interest of Winnebago County to contract with Civi-Tek Consulting on the Farmland Preservation project based on the reasons mentioned.

Motion for the Planning Director to offer the contract for the County's new Farmland Preservation Plan project to Civi-Tek Consulting by T. Egan. Seconded by J. Diakoff. Motion carried 5-0.

No further testimony was given on this agenda item.

Motion by T. Egan to adjourn. Seconded by J. Diakoff. Motion carried 5-0.

Meeting adjourned at 8:30 A.M.

Brian O'Rourke – Recording Secretary