

Planning & Zoning Committee

Planning Meeting

February 13, 2009

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

EXCUSED: Supervisor Thomson.

1. Minute Approval – January 5, 9, 23, and 27, 2009.

Motion by J. Sievert, Seconded by J. Diakoff to approve minutes as presented. Motion carried 4-0-1.

2. Discussion on Comprehensive Plan Issues:

- a) Letter regarding town recommendation regarding future agricultural district
- b) Land Use decision based on future land use plan
- c) Establishing policy on frequency of Comprehensive Plan Amendments

J. Bougie discussed a letter that was received from Ray Batley. The letter stated that a committee had been formed, and concurred that the County should "adopt what the Town plans allow in Agricultural Districts and amend the County Zoning, Section 17.15 & 17.16 and any other County Ordinance that refers to lot size." He also stated that he was unsure who was on the committee referred to in the letter, and couldn't state what the letter was specifically requesting.

J. Sievert asked if it would be useful to send a letter to all Town Chairman explaining the issue and requesting an opinion on what uses should be allowed those areas shown as agricultural/undeveloped on the future land use map.

B. O'Rourke stated that this had already been done a year ago, which resulted in the letter being referred to.

P. Brennand suggested that this issue be addressed by the steering committee that has been formed to assist in the County's zoning ordinance re-write.

There was no further discussion on letter "a" of this agenda item.

B. O'Rourke stated that he has had numerous discussions with John Bartz and Warren Utecht, both of Martenson & Eisele, regarding defining future land use categories and the intent of each, in the Town of Clayton's future land use plan. Mr. Bartz and Mr. Utecht explained to him that they would be recommending to the Town, that they take the approach that permit issuance should be based on the zoning of a parcel only, and not based on the future land use map. The example given to B. O'Rourke was that if a parcel were currently zoned R-1 (Single Family Rural Residential), but shown as "Commercial" on the future land use map, that a permit for a new single family home should be issued. They also stated that the applicant would be made aware of the "commercial" land use category, and informed that the Town would also support a zoning change to a commercial zoning category to any neighbor whose property were also shown as commercial on the plan. B. O'Rourke stated that he informed Mr. Bartz and Mr. Utecht that this approach would essentially render the future land use map useless, to which they disagreed. He expressed his concerns with the approach that the Town may be taking with their plan, and stated that the Committee should be aware of the potential issues that may arise with Clayton and other town plans in the coming months.

There was no further discussion on letter "b" of this agenda item.

B. O'Rourke stated that he had received multiple questions from various Town's regarding the frequency that the County would be accepting and/or conducting amendments to the County's future land use plan. He informed the Committee that in the next few months the County should establish a policy of accepting amendment applications, both from Town's and individual property owners.

There was no further discussion of letter "c" of this agenda item.

3. Discussion on proposed Renewable Energy ordinance

B. O'Rourke stated that the Sheriff's Department has been in contact and expressed their concerns with regard to placement of windmills, in that their communication equipment may be affected. He stated that the proposed ordinance should be amended to include language that states approval from the Sheriff's Department will be required prior to the issuance of a zoning or conditional use permit.

K. Larson stated that the Fond du Lac Zoning Administrator had been in contact with her, and that they had received no complaints with regard to the wind farm that was located in his County a year and a half ago.

B. O'Rourke stated that the Committee would be receiving a revised Renewable Energy Ordinance prior to the next Planning Meeting, at which time they can move to proceed to public hearing.

There was no further discussion on this agenda item.

3. Motion to Adjourn

Motion to adjourn by J. Diakoff. Seconded by J. Sievert. Meeting adjourned at 8:15 a.m.

Brian O'Rourke – Recording Secretary