

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, February 26, 2019 • 7:00 p.m.
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Members Present: Gary Gibson, Jim Dunning, Nancy Coffey, Joe Knight, Choose an item.

Members Absent: Robin Leary, Choose an item.

Staff Present: Rod Eslinger, Matt Michels, Jared Grande, Ben Bublitz

1. Call to Order

Chairperson Gibson called the meeting to order at 7:00 p.m.

2. Confirmation of Compliance with Open Meetings Law

Chairperson Gibson confirmed compliance with the Open Meetings Law.

3. Public Input Session

None

4. Public Hearings

a. **Proposed Ordinance: File No. 18-19/110** "Amending the 1982 Zoning District Boundary Map for the Town of Drammen" (Lund) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report for the rezoning petition. He stated that the site is in SW ¼ of the NW ¼, Section 18, T25N-R10W, Town of Drammen. Mr. Michels reviewed the site conditions with the committee and stated that the request is to rezone 20 acres from the AP district to the A3 district. The intent of the rezoning would allow the property to be sold to allow a single-family home to be built. He further reviewed the rezoning standards, including the slopes and soils conditions of the property. This property contains mostly wooded hillsides and is not suitable for traditional agricultural. The Town reviewed this request at their town board meeting on February 11, 2019, and recommended approval of the request. He noted that there is approximately 2 acres has been cropped. He concluded with synopsis of the County and Town's comprehensive plan policies that apply to the request, and recommended approval of the request as submitted based on the findings outlined in the staff report.

Tom Fedie, agent for the applicant, clarified for the committee the area where the home would be constructed on the 20 acres.

No one else spoke in favor or against the request.

ACTION: Motion by Jim Dunning to approve file 18-19/110 as presented. Motion carried, 4-0-0.

b. A conditional use permit request for a cottage industry to operate a glass production, retail, and educational establishment during the orchard's off-season in the A-1 Exclusive Agricultural District (Town of Washington - Chapman) / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, introduced the conditional use permit request for a cottage industry to operate a glass production, retail, and educational establishment during the applicant's orchards off season. Mr. Grande presented the background information regarding the application. Mr. Grande indicated that the property is 14.72 acres, and is in section 8, T26N-R9W, Town of Washington. He reviewed the site plans, videos, and aerials with he committee.

The Town of Washington Town Board met on February 21, 2019 and voted unanimously to approve the conditional use permit. Mr. Grande presented the recommendations as outlined in the staff report for a cottage industry. He reviewed with the committee his concerns with the application. He noted that if the request were approved, the maximum capacity of the CUP would 20 participates. He further explained that the CUP is specifically for the non-orchard season. Staff and the committee discussed what "off" season meant.

Jonathan Chapman, applicant, explained his request to the committee and stated that he has been in the glass business for 15 years and his partner has 12 years of glass blowing experience. He mentioned that during the apple season he would be promoting arts and agricultural. Mr. Chapman said that he is proposing a new septic, well and kitchen in the future. This is a multiple year plan to bring the property into compliance. Jonathan mentioned that his business model is "made by hand - grown by hand approach".

ACTION: Motion by Nancy Coffey to approve the conditional use permit request. Motion carried, 4-0-0.

5. **Proposed Resolution: File No. 18-19/111** "A Resolution Approving the Eau Claire County Bicycle and Pedestrian Plan" / Discussion – Action
Matt Michels, Senior Planner, and Ann Shell, with the West Wisconsin Regional Planning Commission presented the Bike and Ped Plan to the committee. Mr. Michels explained the background of the planning process. He noted that the plan achieved a regional network bike and pedestrian plan, which offers a greater array of intermodal transportation opportunities. He explained the planning process and objectives with the committee.

ACTION: Motion by Joe Knight to approve file 18-19/111 as presented. Motion carried, 4-0-0.

6. **FROM ADDENUM; Proposed Resolution; File NO. 18-19/113** "Granting a two-month extension of the temporary moratorium on the expansion and creation of the large-scale livestock facilities" / Discussion – Action
Rod Eslinger, Director of Planning and Development, presented the resolution to the committee and explained that the extension of the moratorium was for two additional months. The additional time is essential for the drafting, and passage of the ordinances to implement the Ag. Ordinance Review Special Committee's recommendations.

ACTION: Motion by Joe Knight to approve file 18-19/113 as presented. Motion carried, 4-0-0.

7. Request to amend "access easement" on Lot 1 & 2 Certified Survey Map No. 3432 Section 2, T26N-R10W, Town of Brunswick / Discussion – Action
Jared Grande, Land Use Manager, presented the request to the committee. He explained the request to move an access easement that serves a storm water facility in the Riverwood Addition. Jared explained that he spoke with Renee Powers with the Department of Administration regarding this situation. Ms. Powers stated that the approving authority need to approve the change. This would help facilitate to build a new home on the proposed lot 2.

ACTION: Motion by Nancy Coffey to approve the variance request. Motion carried, 4-0-0.

8. A variance request of land suitability requiring a minimum contiguous buildable area of at least one-half of an acre in Section 19, T27N-R08W and Section 24, T27N-R09W, Town of Washington (Khatib) / Discussion – Action

Jared Grande, Land Use Manager, presented the applicant's variance request to the committee.

ACTION: Motion by Jim Dunning to approve the variance request. Motion carried, 3-1-0.

9. Staffing Update / Discussion

Rod Eslinger, Director, informed the committee that Jeanna Allen resigned from the County to take a position with the State of Wisconsin. Mr. Eslinger is working with HR and Administration on filling the staffing needs for the department.

10. Quarterly Departmental Report/Fiscal Report / Discussion

Mr. Eslinger reviewed the quarterly departmental fiscal summary. He explained that the report mostly represents year end totals, but he pointed out that there are several grant reimbursements that have not been received.

11. Violation update / Discussion

Mr. Bublitz presented the violation report to the committee.

12. Review of January bills / Discussion

The committee reviewed the January bills.

13. Review/Approval of January 22, 2019 Meeting Minutes / Discussion – Action

ACTION: Motion by Nancy Coffey to approve the minutes as submitted. Motion carried, 4-0-0.

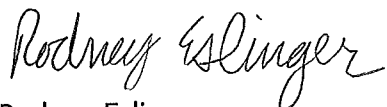
14. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – March 26, 2019

15. Adjourn

ACTION: Meeting adjourned by unanimous consent at 9:15 p.m.

Respectfully submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development