

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
MEETING MINUTES
Thursday, February 2, 2017**

CALL TO ORDER

Committee Chair Starshak called the meeting of the Land Use Planning and Zoning Committee to order at 5:15 p.m. in the Green Lake County Government Center, County Board Room, Green Lake, WI. The requirements of the open meeting law were certified as being met.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Robert Lyon, Harley Reabe, Michael Starshak, Peter Wallace

Absent: Rich Slate

**Also Present: Matt Kirkman, Land Use Planning and Zoning Director
Missy Sorenson, Code Enforcement Officer
Krista Kamke, Code Enforcement Officer
Carole DeCramer, Committee Secretary
Dawn Klockow, Corporation Counsel**

APPROVAL OF AGENDA

Motion by Wallace/Reabe, unanimously carried, to approve the agenda.

APPROVAL OF MINUTES

Motion by Reabe/Lyon, unanimously carried, to approve the minutes of 1/5/17.

PUBLIC COMMENT - None

PUBLIC APPEARANCES - None

CORRESPONDENCE

Kirkman – Shared a letter from Wendy Kapral thanking the department for helping her through the rezone process. Ms. Kapral received the department’s letter in regard to the split-zoned status of her property. Ms. Kapral appreciated staff’s help in bringing her property into compliance. The department also received a letter from Dale Rezabek, WI-DNR, stating that there is a conditional approval of the shoreland zoning ordinance. Currently, the submitted text references highly developed shoreland areas and, since Green Lake County doesn’t have any areas of this type, Mr. Rezabek requested that the committee amend the ordinance to remove that language. This will be an agenda item in March.

DEPARTMENT ACTIVITY REPORTS

a. Permits and Others

Kirkman explained the monthly financial reports for the month of December.

b. Violations

Kirkman discussed the list of land use violations. Sorenson discussed the list of septic violations.

DEPARTMENT/COMMITTEE ACTIVITY

a. Exclusive Agriculture Zoning District Update

Kirkman read through the proposed ordinance language. Changes were made at the previous meeting and those changes were reviewed. Additional corrections were made and will be discussed again next month.

As part of the ag zoning district update, all of the split-zoned parcels within the county have been identified and Code Enforcement Officer Krista Kamke sent 150 letters to the individual parcel owners offering an opportunity to bring their parcel(s) into compliance. The response right now is at 61%.

b. Stormwater and Erosion Control Ordinance Update

Kirkman explained that Land Conservation has approached him regarding giving the Land Use Planning and Zoning Department the Stormwater and Erosion Control Ordinance. This may be problematic in that the department may not have staff enough to take that on. Starshak asked that Kirkman meet with Land Conservationist Paul Gunderson to work out a cost analysis for this proposal and present it at the March meeting.

COUNTY SURVEYOR POSITION UPDATE

Kirkman – The request for proposal was published in various venues and the deadline for submittal is February 18th. No proposals have been submitted at this time. An update will be given at the March meeting.

CLOSED SESSION PER WISCONSIN STATE STATUTE 19.85(1)(g) CONFERRING WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED. RE: POSSIBLE LITIGATION REGARDING A LAND USE VIOLATION.

6:01 p.m. On a motion by Reabe/Wallace, unanimously carried on roll call (4-eyes, 0-nays), to move to closed session per Wisconsin State Statute 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Re: Possible litigation regarding a land use violation.

RECONVENE TO OPEN SESSION TO DISCUSS FINDINGS OF CLOSED SESSION

6:23 p.m. On a motion by Lyon/Reabe, unanimously carried on roll call (4-ayes, 0-nays, to reconvene to open session.

Findings of closed session:

Corporation Counsel Klockow will follow the committee's recommendation.

FUTURE COMMITTEE ACTIVITIES

- a. Future agenda items**
 - **Exclusive Agriculture Zoning District Update**
 - **Shoreland Zoning Ordinance amendment**
 - **Stormwater and Erosion Control Ordinance Update**
 - **Discussions about after the fact permitting**

- b. Meeting Date**
 - March 2, 2017
 - Business meeting – 5:15 p.m.
 - Public hearing – 6:30 p.m.

6:26 p.m. The committee recessed.

6:32 p.m. The committee reconvened.

PUBLIC HEARING ITEMS

Audio of committee discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.

Item I: Owner: Marjorie E. Lind **General legal description:** White Ridge Rd., Parcel #002-00209-0300, Part of the NE¼ of Section 13, T17N, R13E, Town of Berlin, ±6.6 acres **Request:** Rezone from A-1 Exclusive Agriculture to R-4 Rural Residential District.

- a) Public Hearing

No one appeared.

Public hearing closed

- b) Committee Discussion & Deliberation

Kirkman explained the request. The Town of Berlin approved the request.

- c) Committee Decision

On a motion by Reabe/Lyon, unanimously carried on roll call (4-ayes, 0-nays), to approve the rezone request as presented and forward to the county board for final action.

ADJOURN

6:39 p.m. The meeting was adjourned.

RECORDED BY

Carole DeCramer
Committee Secretary

APPROVED ON:

March 2, 2017