

**Lincoln County Planning and Zoning Committee**  
**Wednesday, April 26, 2006 at 10:00 a.m.**  
**Land Resource Center Meeting Room**

Members present: Saal, Meyer, Mittelsteadt, Rusch, Short along with Dan Miller; Zoning Administrator, Kris Reichelt; Program Assistant, and Dan Bowers; Zoning Specialist and County Board Chairman Curtis Powell.

1. Call Meeting to Order – Miller called the meeting to order.
2. Election of Committee Officers - Miller asked if there were any nominations for Chairman. Mittelsteadt nominated Saal for Chairman. Miller asked 3 times if there were any other nominations and there were none. Motion by Mittelsteadt, seconded by Meyer to close the nominations for Chairman. Motion carried all ayes. Motion by Mittelsteadt, seconded by Meyer to elect Saal to Chairman. Motion carried all ayes.

Saal nominated Mittelsteadt for Vice Chairman. Saal asked 3 times if there were any other nominations for Vice Chairman and there were none. Motion by Saal, seconded by Short to close the nominations for Vice Chairman. Motion carried all ayes. Motion by Saal, seconded by Short to elect Mittelsteadt Vice Chairman. Motion carried all ayes.

Saal nominated Meyer for Secretary. Saal asked 3 times if there were any other nominations for Secretary and there were none. Motion by Saal, seconded by Mittelsteadt to close the nominations for Secretary. Motion carried all ayes. Motion by Saal, seconded by Mittelsteadt to elect Meyer Secretary. Motion carried all ayes.

3. Orientation for Committee Member – Miller explained the duties of the Planning and Zoning Committee per Section 17.8.11 and he reviewed an example of a conditional use and a rezone. It was explained that this Committee has been working very closely with the townships when a conditional use request is made by waiting until the Township has acted upon the request before this Committee makes a decision. This has given the Townships an opportunity to give input before a decision is made. This Committee would have the authority to change text amendments in our zoning ordinances by holding a public hearing and sending it to the County Board for ratification except for Chapter 21 (Shoreland Ordinance) where we would have to receive approval from the DNR as well. Miller explained that if this Committee approves a text amendment then an ordinance amendment would be sent to the County Board for ratification and if a rezone request is denied then a denial report would be presented to the County Board. The Town does have the authority to veto a rezone within 40 days after the County Board approving the rezone. He explained the duties and responsibility of the Board of Adjustment per Section 17.8.12. The Board of Adjustment would hear any appeals of an administrative decision of the Planning and

Zoning Committee and/or a decision that was made by the Zoning Department Staff along with all variance requests. An appeal has to be filed within 30 days after a decision was made.

Miller also reviewed how minor and major subdivisions are approved and the process. The Committee will only review major subdivisions unless a minor subdivision can't comply with the subdivision ordinance standards then they may be asked to grant a modification of provision from the subdivision ordinance. This Committee tries to be proactive such as requiring road maintenance agreements if a waiver is granted on private roads.

4. Review Applications of the Above and Staff Reports - Miller reviewed an approved rezone application and an approved conditional use.
5. Public Comment Opportunity – Saal explained what this agenda item is for and how this Committee typically handles public comments. Since the comments made aren't on the agenda no action can be taken. If a Committee member wants to talk about them further they need to be placed on a subsequent agenda.
6. Adjourn – Motion by Mittelsteadt, seconded by Rusch to adjourn at 12:15 p.m. Motion carried all ayes.