

Lincoln County Planning and Zoning Committee
Thursday, November 10, 2011 at 8:30 a.m.
Lincoln County Service Center, Meeting Room 156

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 8:35 a.m. in meeting room #156 in the Lincoln County Service Center. Members present: Saal, Meyer, Mittelsteadt & Rusch, along with Diane Hanson; Land Services Administrator, Dan Bowers; Zoning Specialist, June Winters; Program Assistant and 4 others. Supervisor Nelson was excused.
2. Approve the October 13, 2011 meeting minutes – Motion by Rusch, seconded by Saal to approve the October 13, 2011 meeting minutes. Motion carried all ayes.
3. Public Comment Opportunity – Earl Welker, Town of Schley Plan Commission, had comments about some issues in his township. He expressed concern regarding temporary or portable storage units and felt that they should be more specifically addressed in the Zoning code. His other concern was in regard to Land Use permits issued for duplexes in the Town of Schley. He questions how Zoning permitted these structures. Welker was contacted by the developer, and although the project meets the county requirements, he questioned that the town didn't have more of a say in the situation. He also had issues about the addressing, road maintenance & road signing for this situation. Welker questioned whether the private road would support emergency vehicles. He is hoping for clarification in the code for these issues in the future. Saal asked Hanson that this possibly be an agenda item on a future meeting. Welker commented that he does appreciate the communication and working relationship with Zoning staff.

Harry Gladwin, Town of Bradley Plan Commission, also commented and thanked the Zoning staff for their cooperation.

4. “Old Business” - request by Meyers Marine LLC to allow for a storage building in excess of 1500 square feet in area in a Rural Residential 1 zoning district. The property is located in the Town of Bradley, west of the intersection of Oakland Ave and Pfeifer Rd - Hanson stated that this was laid over from last month pending township action and so far the Town of Bradley Plan Commission has approved the request with some conditions but the Town Board has not met on the final request yet. That meeting will take place November 14th.

Harry Gladwin, Town of Bradley Plan Commission, said that the Plan Commission met on the request. He reviewed conditions that had been discussed at the Plan commission level. He read some background material from their Plan Commission meeting and a subsequent conversation with Zoning staff.

Saal asked Gladwin if they had any reaction from the attorney or adjoining neighbor who had expressed opposition at the previous meeting and he said that he personally had not so was not sure if there was still opposition. Hanson said that they have had a discussion with Corporation Counsel regarding accessory residential structures and their requirements on a vacant parcel. Gladwin stated that there was some confusion about the requirements and read from the code section.

Bowers pointed out a couple of issues with the site plan as submitted regarding building location and required setbacks. Saal asked Meyer if he would be opposed to reconfiguring the way the lots are divided now. Meyer said he could if necessary. Gladwin commented that the lot is fully wooded on the back corner where the building would be located and should therefore be buffered from their view most of the year from the subdivision to the north.

Saal closed the meeting for the Meyers Marine LLC request.

Motion by Saal, seconded by Mittelsteadt to APPROVE ON CONDITION the request with the following CONDITIONS:

1. Submit a plan showing the location of the accessory storage structure, residential structure, septic, well & driveway location.
2. Abide by the decision of Lincoln County as to legality of the request.

3. The storage building shall be set back from all property lines and roads a distance equal to the required principal building setbacks.
4. The storage building shall be used for **personal** storage only and not for commercial purposes unless otherwise approved.
5. Shall be additional land added to the current lot to insure conformance to the Zoning requirement.
6. Contingent on Town of Bradley Board approval.

Motion carried all ayes.

5. Comprehensive Plan Update – Review & Discussion of the Agriculture & Natural Resources section of the Plan – Hanson explained that the primary author of this section was Tom Cadwallader. She said that the previous 3 chapters (Transportation, Housing & Economic Development) for the update have been approved and that this is the last element. Art Lersch was present and explained that the process is winding down for the update. He told the Committee of some clean-up of old information and grammatical changes that had been made on the copy that they have in front of them. Lersch commented that the Land Use section was recently updated by Dan Miller and will be incorporated into the updated plan.

Welker & Gladwin questioned the towns' role & approval in the update process. There was discussion at length as to the town's role in this process. Saal asked Hanson to take care of the required notification with the townships & check and see what approval is required from the townships.

Saal closed the discussion on the Agriculture & Natural Resources section of the Plan.

Motion by Saal, seconded by Rusch to approve the Agriculture & Natural Resources element of the Plan. Motion carried all ayes.

6. Administrator's Report - Committee Reviewed the compliance report. Committee reviewed the financial report. Winters reminded the Committee that the December meeting was pushed back to December 15th.
7. Adjourn - Motion by Meyer, seconded by Saal to adjourn at 10:17 a.m. Motion carried all ayes.

Minutes prepared by June Winters