

**Lincoln County Planning and Zoning Committee
Thursday, August 11, 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 8:30 a.m. in meeting room 156 in the Lincoln County Service Center. Members present: Saal, Mittelsteadt, Meyer & Rusch along with Dan Bowers; Zoning Specialist, Diane Hanson; Land Services Administrator & June Winters; Program Assistant. Nelson was excused.
2. Tour sites that will be the subject of the public hearing that will be held at 10:30 a.m. – Committee Members & Bowers left to tour the site.

Committee returned to the LCSC at 9:50 a.m. and proceeded with item #6 on the agenda.

6. Approve the July 14, 2011 meeting minutes – Motion by Meyer, seconded by Rusch to approve the July 14, 2011 meeting minutes. Motion carried all ayes.
7. Administrator's Report - Hanson distributed a flow chart of staffing and program areas within the Zoning, Land Information and Conservation Department. She reviewed the previous structure and proposed structure. The proposal includes a new Shoreland Specialist position and redefinition and classification of other positions within the consolidated department. Hanson shared some of what was discussed at the LICD Committee meeting yesterday. There was lengthy discussion by the Committee on the consolidation and the options.

At 10:35 a.m. the Committee postponed their discussion on the consolidation and proceeded to Item #3 on the agenda.

3. 10:30 a.m. Public Hearing – At 10:35 a.m. Saal called the Public Hearing to order. Hearing was held on the items listed in the notice. Saal, Mittelsteadt, Meyer & Rusch along with Diane Hanson; Land Services Administrator, Dan Bowers; Zoning Specialist, June Winters; Program Assistant and 4 others were present. Nelson was excused.
4. Hearing was held, discussion occurred and a decision was made by the Planning and Zoning Committee – Chairman Saal explained the rules of conduct for the public hearing and introduced the Committee members.

COMPREHENSIVE PLAN AMENDMENT

1. A request by buyers Wendy & John Plaskey to amend the Lincoln County Comprehensive Plan Map from Rural Single Family Residential to Crossroads Mixed Use for tax parcels 04.133406.010.002.00.00 and 04.133406.010.006.00.00, comprising approximately 1.2 acres, to allow for a motorcycle museum. The property is located in NW¼SW¼ of Section 13, T34N-R6E, in the Town of Bradley, having addresses of N8690 County Road S & W5289 Crass Rd. The property is currently owned by Lincoln County.

Because both items 1 & 2 are inter-related the Committee will take testimony concurrently.

PETITION FOR REZONING

2. A request by buyers Wendy & John Plaskey to rezone approximately 1.2 acres having a tax parcel 04.133406.010.002.00.00 and 04.133406.010.006.00.00, from a Rural Residential 1 zoning district to a

Crossroads Mixed Use zoning district to allow for a motorcycle museum. The property is located in NW¼SW¼ of Section 13, T34N-R6E, in the Town of Bradley, having addresses of N8690 County Road S & N5289 Crass Rd. The property is currently owned by Lincoln County.

John & Wendy Plaskey were present to explain & support their request. They shared with the Committee that they are proposing an antique motorcycle museum. They have about 40 antique motorcycles and memorabilia that they would like to display this and have retail sales for trinkets and possibly an ice cream shop. Mrs. Plaskey stated that there are a lot of repairs that need to be made to the current structures.

Bowers discussed possible uses of the property under the current vs. proposed Zoning district and asked Mrs. Plaskey if they would pursue the purchase if the zoning is not changed and they said they would not. Saal confirmed that the request that the parcels be combine would not go against any Zoning rules.

Harry Gladwin, Bradley Plan Commission, was present and relayed the meetings & dates that the Town of Bradley Plan Commission & Town Board had discussed/authorized a township public hearing on 9/12/11. He stated that there was letter of opposition to the town that they didn't wish to see a real "commercial" area there. The Town Board will hold their meeting directly after their public hearing to give their recommendation on 9/12/11.

Saal closed the public hearing for the Comprehensive Plan Amendment & Rezone request.

Motion made by Mittelsteadt, seconded by Rusch to approve the Comprehensive Plan Amendment & Petition for Rezone with the requirement that the parcels would be combined. Motion carried 4-0.

The request will be forwarded to the Lincoln County Board on the September 20, 2011 meeting.

CONDITIONAL USE REQUEST

3. James Swan to allow for the construction of two mini storage facilities on 14 acres in a Crossroads Mixed Use zoning district for tax parcel 04.063406.011.001.01.02. The property is located in SW¼SW¼ of Section 06, T34N-R6E, in the Town of Bradley, with a parcel address of W7248 State Rd 86. The request is being heard under sections 17.3.08(1) of Lincoln County Ordinances.

James Swan was present to explain & support his request. He said that he is proposing one of the buildings in the very near future and the next one within 5 years. He shared his conversations with Kelly Nicolaus at the DOT regarding the driveway access.

Saal referenced a letter from Akey Engineering regarding stormwater management for the project.

Harry Gladwin, Town of Bradley Plan Commission, was present to give testimony. He stated that the Plan Commission approved Mr. Swan's request on July 25, 2011 and forwarded to the Town Board for their approval on August 8, 2011, both approvals agreeing with the conditions as listed on the staff report.

Chairman Saal closed the public hearing for the Conditional Use request.

Motion made by Meyer, seconded by Rusch to APPROVE ON CONDITION.
Conditions:

- 1) No more than two buildings are allowed totaling no more than 60 units. Requests for additional units or buildings shall require conditional use review.

- 2) The regulations listed above under 17.3.08 (1) “personal storage facilities” shall be incorporated as conditions of approval.
- 3) A “landscaped bufferyard” meeting the standards of 17.5.05(2) stated above shall be maintained into the future. (Note: existing vegetation is adequate at the time of application.)
- 4) Exterior lighting standards contained within 17.5.04 shall be adhered to.
- 5) A stormwater management plan, approved by the Department, shall be implemented and maintained.
- 6) Time for exercising this Conditional Use Permit is extended to 5 years from date of this approval for the 2nd structure.

Motion carried 4-0.

At 11:10 a.m. Saal called for a 10 minute break. They resumed the meeting at 11:17 a.m. and proceeded with Item #5 on the agenda.

5. Public Comment Opportunity – Harry Gladwin made a comment that it is surprising that the Zoning Administrator was not filled when it was vacated and he believes that that position should be looked at to be refilled. He appreciates the cooperation that he still gets but thinks that the increased workload it taking its toll.

The Committee then returned to Item #7 and continued their discussion (Consolidation)

7. Administrator’s Report (continued) -

There was more discussion on the consolidation issues and the best way to proceed with staffing and responsibilities between the offices. Saal talked about the cost difference between adding staff or replacing the Zoning Administrator position. There was discussion on the different options. The Committee’s consensus was that replacing the Zoning Administrator would not be supported by the rest of the County Board. The consensus was that they would want to proceed with adding the fulltime Shoreland Specialist’s position that was also supported by the LICD Committee. There was lengthy discussion on how and why both Committees are involved.

Motion by Saal, seconded by Rusch to approve a new fulltime Shoreland Specialist position and forward to Personnel. Motion carried all ayes.

Committee reviewed the Compliance & Financial reports. Hanson shared that the Floodplain Ordinance & Maps that have recently been approved will be effective August 16, 2011. She also shared that NR115 went to the Natural Resources Board yesterday and implementation has been postponed for 2 years. As a result, we do not have to have our Shoreland Ordinance updated by February 2012. She will keep them posted of the time table. Hanson also shared the progress in filling the vacant position on the Lincoln County Board of Adjustment.

8. Adjourn - Motion by Meyer, seconded by Saal to adjourn at 12:28 p.m. Motion carried all ayes.

Minutes prepared by June Winters