

**Richland County
Land & Zoning Standing Committee
Meeting Minutes
June 27, 2022**

The June 27th, 2022, Land & Zoning Standing Committee meeting was called to order 3:00 p.m. by Chair Melissa Luck. Present were Julie Fleming, Steve Carrow, Melissa Luck, Dave Turk was on-line, Mike Bindl, Dan McGuire and Cathy Cooper Linda Gentes was late. Mike Bindl, Cooperation Council Mike Windle, John Couey, Rick Burkhamer, Ted & Jim Chitwood, Alayne Hendricks, Greg Rognholt, Tom & Kathy Jurgensen, Alex Callaway, Bob & Patricia Grimm and Tom Gavin.

Dan McGuire moved to approve the agenda and proof of notification. Seconded by Steve Carrow. Chair Luck did inform those in attendance that she will be moving some things around to accommodate some. Motion carried.

Chair Luck went through the web-ex protocol.

Chair Melissa Luck asked for any corrections or amendments to the June 6th, 2022, Motion made by Julie Fleming to approve the minutes, second made by Dave Turk. Motion carried.

#5 Public Comment, none. Chair Luck noted that there will be a dark skies presentation later in the meeting.

Action Items

#6 Zoning

- A. CKC Partnership/Chitwood Petition-Zoning Administrator, Mike Bindl presented the petition to the board. They wish to parcel out the home and the outbuildings of 3.3 acres, leaving the balance with the partnership. Ted Chitwood, member of the partnership filled in the board with the out is on the acres he wishing to rezone. Mike Bindl informed the board that the CSM (certified survey) has been done. Motion made by Steve Carrow to approve this request and to forward it on to County Board. Second made by Dan McGuire. Motion carried.
- B. Mellum petition-Zoning Administrator Mike Bindl presented the petition to the board, this parcel is less than 35 acres, and the new property owner is wishing to bring everything into compliance with the current Zoning Ordinance. The current parcel is 29 acres Motion made by Steve Carrow to approve this request and forward on to the County Board. Second made by Julie Fleming. Motion carried.
- C. Jurgensen petition- Zoning Administrator Mike Bindl presented the petition to the board, this is for a recreational rental. Motion made by Julie Fleming to approve this as a recreational rental, second made by Dave Turk. Motion carried.
- D. Goethel petition- Zoning Administrator Mike Bindl presented the petition to the board, this is for a conditional use permit to replace an existing mobile home with a new one. According to the current Zoning Ordinance a mobile home requires a conditional use permit. After further discussion motion was made by Steve Carrow, second made by Julie Fleming. Motion carried.
- E. Aspenson/Callaway petition- Zoning Administrator Mike Bindl presented the petition to the board, this is for a 2.5-acre parcel off the platted area in Orion, the town board has approved this rezoning. Motioned by Steve McGuire to approve the rezoning request second made by Julie Fleming. Motion carried.
- F. Grimm petition- Zoning Administrator Mike Bindl presented the petition to the board, Mr. Grimm is requesting to combine the property to one zoning and then creating 2 buildable lots zoned residential 2. Motion made by Julie Fleming to approve the request, second by Steve Carrow. Motion carried.

- G. Hendricks/Rognholt petition- Zoning Administrator Mike Bindl presented the petition to the board, they are requesting to split the current 40-acre parcel to a 30 and a 10 with the buildings. Both lots will be less than 35 acres and request to zone both as residential. Motion made by Dave Turk to approve the request, second made by Julie Fleming. Motion carried.
- H. Shivaya petition was presented by Zoning Administrator Mike Bindl, this parcel needs to be brought into conformity with the current zoning ordinance. Motioned by Julie Fleming to bring this parcel into conformity and zone it Ag/Res, second made by Dan McGuire. Motion carried.

#15 Dark Skies presented by Scott Lind.

#7 Resolution approving Hub-Rock Contract. Cathy presented this, motion made Steve Carrow to approve the resolution and send it on to County Board, second made by Julie Fleming. Motion carried.

#8 Reappropriation of Mill Creek Fund 75 money. Motion made by Steve Carrow to return balance of \$93,000 to the County Board. Second made by Julie Fleming. Motion Carried,

#9 Threshold on Project Approvals. Motion made by Steve Carrow to approve up to \$30,000 for cost sharing and send this on to rules and planning, second made by Julie Fleming. Motion carried.

#10 Gotham light issue with Conditional Use permit. Regarding a letter from a property owner and the lights on the buildings and a light on a pole. Mike Bindl went through the progression of storage units being built and the lights that are being added to the storage units. The light on the pole to shining into the backyard of a home that is 1,000 feet away. Chair Luck is suggesting having both parties at the next meeting to discuss the situation.

#11 Recreational rental tourist rooming in zoning districts. Mike Bindl presented this(Linda Gentes came to the meeting); this needs to be added to all zoning districts. Motion made by Linda Gentes to amend the zoning ordinance to include by conditional use permit (CUP) short term recreational rental in Ag/For, Ag/Res, Res-1 and Res-2 second made by Julie Fleming. Discussion followed. Motion carried.

#12 Mill Creek Dam inspections- Cathy Cooper presented this, Vernon County wrote a proposal. Richland agreed with it, and we now have 7 counties that will be writing with Davy Engineering firm from 2023 thru 2027 to do the inspections on the dams in the different counties.

Administrative Report

#13 Update on Plat of Survey project. Mike Bindl stated that Administrator Langrick is in the process of signing a contract. At this point this can be removed from the agenda.

#18 GIS/Sanitation Position- Mike Bindl reported that there will be 4 months before we can fill the GIS position however, no one can find the written policy for this. This will be on the next agenda under action items. Committee members Dave McGuire and Dave Turk had to leave the meeting. Corporation Council Mike Windell also had to leave the meeting.

#17 Conservation Technician Position Update-Cathy and Clinton met last week and put together a job description and placed the ad in all places that need to be until the 15th of July.

#14 Land & Water and Resource Plan Update- we need to add more on climate change to the plan keep well studies in the plan. This plan needs to go to the DNR in August for review, but this will go to County Board for Approval in October. Chair Luck & Cathy will be presenting this to the state in December. Best Management practices need to be added back in. We need to explore grant writing and having citizens voluntary in the studies. We need to have the nutrient management and livestock

ordinances updated. We do have a Facebook page. Any questions please contact Cathy before the next meeting. The 2012 plan is posted on the Land Conservation web page under news.

#16 Farm Service Agency Report, JoAnn Cooley was not at the meeting.

Personnel

#18 Introduction of Zoning Staff- staff had already left.

Closing

#19 Future agenda items

#20 Adjournment.

Next meeting date is set for August 1st, 2022, at 3pm. Linda Gentes motioned to adjourn the meeting, second made by Julie Fleming. Motion carried. Meeting adjourned at 5:25 pm.

Respectfully submitted,

Cathy Cooper

Cathy Cooper
Secretary pro temp
Land & Zoning Secretary
CC/tcb