

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JULY 20, 2017
CHIPPEWA COUNTY COURTHOUSE, RM 302
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Leigh Darrow	Chippewa County	District 15 (Chair)	Present	
Chuck Hull	Chippewa County	District 14 (Vice-Chair)	Present	
Jason Bergeron	Chippewa County	District 6	Excused	
Dean Gullickson	Chippewa County	District 7	Present	
Annette Hunt	Chippewa County	District 13	Excused	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to approve the consent agenda.

Motion by Hull to amend the main motion to remove Closed Session as two of the five PZC members were not present. Motion was seconded by Gullickson.

Modified Motion: Motion to approve the consent agenda with removing the Closed Session. Motion passed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 14 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Darrow, Hull, Gullickson
EXCUSED:	Bergeron, Hunt

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Apr 20, 2017 7:00 PM

(The PZC Meetings on May 18, 2017 and June 22, 2017 were cancelled. Thus, no minutes)

3. Schedule Next Meeting Date - August 24, 2017 at 7:00 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND APPROVAL

1. 2017-0009 - Kevin & Elizabeth DeCook - Rezone - Town of Wheaton

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Alice Droske, Ryan Michels and Tom Piercy spoke in opposition to the rezone petition. Concerns were raised about the Wheaton Comprehensive Plan, driveway location and the development of the project on the southern side of the property, which is located in the agricultural district. The Town Board approved of the rezone.

Motion to approve of the rezone with the submittal of a certified survey map showing the property being divided into the two different lots.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 14 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Darrow, Hull, Gullickson
EXCUSED:	Bergeron, Hunt

2. 2017-0012 - William & Mary Machler - Rezone - Town of Lafayette

Town Board approved of the rezone with the condition that Machler submit the necessary Stormwater Management plans for the future development of the remaining land. Motion to approve the rezone as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Chuck Hull, District 14 (Vice-Chair)
AYES:	Darrow, Hull, Gullickson
EXCUSED:	Bergeron, Hunt

3. 2017-0013 - Vince Schroeder - Rezone - Town of Wheaton

Town Board approved of the rezone. Motion to approve of the rezone.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 14 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Darrow, Hull, Gullickson
EXCUSED:	Bergeron, Hunt

4. 2017-0008 - Jason & Tiffany Hines-Michaud - CUP - Town of Lafayette

Tiffany Hines-Michaud presented the request along with additional information. Jeff Peck, Lafayette Town Board Supervisor, spoke in favor of the request. Donald Wolfe, Bob Lane (read a letter on behalf of Susan Lane), Jerrod Stone, Judy Christensen and Steve Michaud all spoke in favor of the request.

A general discussion occurred regarding the zoning ordinance provisions and the avenues that such a business would be allowed.

Motion to deny the CUP request as a home occupation.

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RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Chuck Hull, District 14 (Vice-Chair)
AYES:	Darrow, Hull, Gullickson
EXCUSED:	Bergeron, Hunt

6. BUSINESS ITEMS

1. Discussion on 2018 Budgets for the Department of Planning & Zoning
Committee reviewed the 2018 Department budgets. The PZC has no objections to proposed budgets.

RESULT:	REVIEWED
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2. Discussion and Recommendation on 2018 Proposed Planning & Zoning Fees
PZC has no objections to the proposed fee increases. Clary indicated that he would place these back on the August agenda for another review. The fees would be forwarded to the County Board via a resolution for approval last this year, so that they are effective as of 01-01-2018.

RESULT:	REVIEWED
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7. COMMUNICATION

None.

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

Proposed Amendment to the Zoning Ordinance to allow CNC Machining as a CUP in the Agricultural District.

9. CLOSED SESSION

This agenda item was removed from discussion under the consent agenda because only 2 of the 4 members involved were present.

1. Closed Session: The Planning & Zoning Committee will convene into closed session pursuant to Wisconsin State Statute Section 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.” (case update on pending Ellwanger litigation)

10. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 14 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Darrow, Hull, Gullickson
EXCUSED:	Bergeron, Hunt