

# GRANT COUNTY PLANNING & ZONING

## MINUTES OF THE FEBRUARY 26, 2010 MEETING

The County Planning & Zoning meeting was called to order on February 26, 2010 at 10:00 a.m. by Chairman Gene Bartels in the Grant County Health room (#253) of the Administration Building, 111 S. Jefferson St, Lancaster.

Members present Al Jansen, Dwight Nelson, Lester Jantzen, Dave Klar, and Hans Kostrau. Absent Rodney Johnson and Chairman John Patcle

Al Jansen made a motion that the meeting is in compliance with the open meeting law, seconded by Dwight Nelson. Motion carried.

Lester Jantzen made a motion to approve the agenda, seconded by Hans Kostrau. Motion carried.

Dwight Nelson made a correction to the minutes and made a motion to approve the January 15, 2010 minutes, seconded by Al Jansen. Motion carried.

Public hearing was convened (Ch. 59.69-5e) to hear the request of Evergreen Future LLC, % Kent & Cynthia Kreul to rezone 1+-ac. from Agriculture A-2 to Commercial C-2. The land is located in SE ¼ of NW ¼ of Section 20 T6N R2W of Fennimore Township.

Appearance in Favor: Township approved on January 11, 2010.

Appearance in Opposition: none

Appearance in Interest: Terry Loeffelholz, Grant County Administrator.

Al Jansen made a motion to close the hearing, seconded by Hans Kostrau. Motion carried.

Hans Kostrau made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by Lester Jantzen. Motion carried.

**Unclassified Land Use Review:** none

### **Conditional Use Permit:**

Olsen Brothers Enterprises LLP for a condition use permit for a New Grain Dryer Bin Section 33 of Boscobel Township. Allan Fields Chairman of Boscobel Township spoke and said that the township approve this on February 2, 2010.

Al Jansen made a motion to approve the Conditional Use Permit, and follow the Grant County Zoning Ordinance in reference to Sec. 3.27 (c) , seconded by Dwight Nelson. Motion carried.

David & Rhonda Digman for a Condition Use Permit for a New Verizon Tower in Section 21 in Mt Hope Township. Bob Kenney spoke and said that the township requested for the tower to be lighted and at this time the SAC Wireless, Verizon Co. had no problem. Lester Jantzen made a motion to approve the Condition Use Permit, seconded by Hans Kostrau. Motion carried.

### **Other Business brought before the Board:**

Terry spoke to the board on a problem with a Berm that was existing in the Burton area and one of the neighbors is having a problem with. Terry has walked and viewed the site of where the berm is. He has talk with the DNR and the Army Corp. on this situation. The owner is willing to have the berm surveyed for the future . The board recommends keeping them update on this situation and putting this matter on the next month agenda.

Terry handed out Iowa, Door and Columbia County Resolution on the new Farmland Preservation Rezoning Conversion Fee. The board discussed this and a motion was made by Dave Klar to not suppose this resolution at this time, seconded by Hans Kostrau. Motion carried.

Terry reported on combining the Sanitation & Zoning offices to the board. The Sanitation board met on February 23 some considerations was the increased in workload from the on going inventory, having a second person licensed as certified soil tester and POWTS (septic system) inspector is becoming a necessity. Also more office help is needed.

The consensus of the board at this time is to leave all options open for joint consideration with the Planning & Zoning committee and the new County Board. Terry said that he would need to get his license and be certified with the State. He also would not report to the Health Board for his meeting it would be the Zoning board members. At this time it is still up in the air on what is going to take place.

Dwight Nelson made a motion to approve the bills & vouchers, seconded by Hans Kostrau. Motion carried.

#### **Land Use Plan:**

Todd Johnson handed out the procedure for the Farmland Preservation Plan to the board members.

The board discussed the five townships that are not participating in the program and what the out come will be for those Townships. If we submit a map to the State for those five townships at this time that are not interested in the program the Farmers would be eligible for the money. If we do nothing at this time the farmers would get no money.

Todd will send a resolution to the five Townships to sign stating that there Townships are not interested. The Board members would like a copy of the signed resolution signed by the Townships board. Also, Terry needs to contact the Corporation Counsel for legal advice on this matter.

Hans Kostrau made a motion to adjourn the meeting until March 26, 2010 at 10:00 in the County Board room, seconded by Dwight Nelson. Motion carried