

February 18, 2014

Minutes of the **Planning and Zoning meeting** conducted on February 5, 2014 in the courthouse, Florence County, WI.

Chairperson Bomberg called the meeting to order at 7:00 P.M. and took roll call.

Members present: Supervisors' Jeanette Bomberg, Gary Steber, Sherry Johnson and Holly Stratton

Members absent: Supervisor Ron Erickson was excused

Others present: Chuck & Sarah Wirtz, Wendy Gehlhoff - Economic Development Director, Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Johnson to approve the agenda, second by Supervisor Stratton vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg asked for a motion on the minutes of the meeting and public hearing conducted on December 4, 2013. **Motion by Supervisor Steber to approve the minutes of the meeting and public hearing conducted on December 4, 2013, second by Supervisor Johnson, vote four (4) ayes, zero (0) nays, motion carried.**

Under persons wishing to address the zoning committee. Chuck and Sarah Wirtz approached the committee with a proposed preliminary plan to purchase the T&G property on US Hwy 2 in Spread Eagle and open an iron and metal recycling facility. Chuck stated he has been employed in this industry for the past nine years with seven as manager of yards such as the one he would like to open here. He informed the committee he is scheduled to meet with the Department of Natural Resources (DNR) for best management practices and compliance issues.

Wendy Gehlhoff, Economic Director was present and in support of the business, she informed the committee that Chuck and Sarah have met with her and have begun work on a business plan. A letter of support from Economic Development accompanied the proposed preliminary plan.

Wolosyn informed the committee that when he was contacted by Chuck about this possible venture, he explained to him the property in that area was never rezoned for the type of business that was operated there. In the past, there were several comments, concerns and complaints filed on that property for selling equipment. Wolosyn noted at this time is the perfect opportunity to go through a zoning amendment in order to operate the business in compliance with the zoning ordinance. Wolosyn asked the committee if there was no objection, he will have Chuck file an application for a zoning amendment for public hearing at the March 5, 2014 Planning and Zoning meeting.

The current bills were reviewed as presented and recommended to the Audit and Budget Committee for approval. **Motion by Supervisor Johnson to approve the bills and recommend to Audit and Budget for approval, second by Supervisor Stratton, vote four (4) ayes, zero (0) nays, motion carried.**

Under discussion/action regarding a possible consolidation of the Boundary and Annexation Survey (BAS). Wolosyn explained that 2015 is mid-term for the census. The consolidation will allow Counties to report boundary and feature changes for governments within the county. Once a local government agrees to consolidation, the local government will no longer receive Boundary and Annexations Survey materials. The county respondent will be responsible for providing the Census Bureau with all boundary updates and the required documentation. The Census Bureau is asking that Florence County consider doing the Boundary and Annexation Survey for the townships. To date, 34 counties in the state are participating in the consolidation. The deadline for consolidation agreements to be in place for the 2015 Boundary and Annexation Survey is August 1, 2014. Wolosyn feels this is heading in the right direction to refine the map and get this buttoned down a little better for the 2020 census, to help ensure a more accurate count. With the committee's approval he will move forward and contact the towns for completion. **Motion by Supervisor Steber to approve the County Consolidation of the Boundary and Annexation Survey, second by Supervisor Johnson, vote four (4) ayes, zero (0) nays, motion carried.**

Under the extension of the required NR 115 Wisconsin Administrative Code requirements from February 1, 2012 to May 1, 2016 and amend Chapter 10, Subchapter 2, Section 10.0 Impervious Surface Standards effective date to May 1, 2016. Wolosyn noted last year the Shoreland and Wetland Zoning Ordinance was updated and in there was a portion dealing with impervious surface. The Department of Natural Resources (DNR) has now extended the impervious surface standards effective date from February 1, 2014 to May 1, 2016. He recommends that Florence County prepare a zoning amendment for next month to update Section 10: Impervious Surface Standards to the effective date of May 1, 2016. **Motion by Supervisor Stratton to proceed with zoning amendment to update Section 10: Impervious Surface Standards, second by Supervisor Steber, vote four (4) ayes, zero (0) nays, motion carried.**

The Florence County Emergency Services Atlas is moving along with some work being done here and there throughout the winter. There will be some fix-up work to be done in the field this spring.

No new information to report on Road Naming and Addressing in Florence County.

Report on sanitary and land use permits with revenue for the year 2013. Kelly gave a report to the committee on permit and revenue for 2013, noting that the year held moderate growth maintaining a three year average.

Under administrator reports. Wolosyn reported there is an interest to open the vacant Spread Eagle Marine as a marina to serve the Spread Eagle area. If purchased, the new owners are also interested in setting up a brew pub in the front of the building, which would require a conditional use permit. They are working with the Department of Transportation to resolve the issue on the drainage easement.

Wolosyn informed the committee he is taking a step back from the Spread Eagle Barrens Planned Unit Development with regards to the road right-of-way being turned into a town road. He felt he did not have all the background information leading up to this point, and could not make a recommendation at this time.

Wolosyn reported the office has received a few Letter of Map Amendments (LOMAs) for floodplain management requirements. The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage. Some properties may be in the flood area along a lake, river or body of water, and the elevation of the building is high enough it may not flood, even in the 100 year flood. This provides an opportunity for individuals to get out of paying for flood insurance if such determinations are considered.

Wolosyn said he was asked to comment on Assembly Bill 506 with regard to professional land surveyors. He was going to make a comment in support of the bill, however, because the Forestry Department opposed the bill, he will not comment.

(February 5, 2014 Planning & Zoning minutes continued)

Assembly Bill 512, expanding the requirement of county board approval of a town amendment of its zoning ordinances. This does not apply as the town must be located in a county with a population in excess of 380,000.

Wolosyn reported that at the January Northeast Wisconsin County Code Administrator meeting in Crandon, a Statewide Residual Coordinator for the Department of Natural Resources who deals with septage spreading gave a power point presentation. He told the administrators that at the Superior and Washburn treatment plants they actually planted invasive phragmites to grow on septage beds. Now that the vegetation is loose there are invasive phragmites growing all over the area. There was discussion at the last Land Conservation Committee meeting with regards to spraying the phragmites along USH 2/141. What says that this wasn't part of the seed the Department of Transportation seeded during the landscaping of the ditch line of the right-of-way? NR40 regulates these invasive restricted species and other aquatic and terrestrial restricted and prohibited species. This will become a financial burden to townships, should they adopt an ordinance to regulate the restricted and prohibited species with a town weed commissioner.

Wolosyn reported personnel from the zoning office will be attending the Northeast Wisconsin County Code Administrators meeting in Crandon on February 14th. He will be attending continuing education in Green Bay on February 19th. He informed the committee that Florence County Zoning will co-host the East Central and Northeast Wisconsin County Code Administrators meeting in March, at Kelly Lake.

Future agenda items will include two zoning amendments.

Motion made by Supervisor Johnson to adjourn, second by Supervisor Steber, vote four (4) ayes, zero (0) nays, motion carried.

Respectfully submitted,

Rich Wolosyn
Zoning Administrator

RW/tk