

The Florence County Zoning Committee met at the Courthouse on January 4, 2023. The meeting was called to order by Chair Wolosyn at 6:00 p.m. A quorum of members was present.

Committee Members present: Wolosyn, Johnson, Steber, Brunette, Mills

Absent: None

Others Present: Zoning Administrator Sleeter, Assistant Zoning Administrator Lindeman

#### Agenda

Moved by Supervisor Johnson.

Motion supported by Supervisor Brunette.

Motion carried, with all voting "Aye" on a voice vote.

#### Minutes

Moved by Supervisor Steber.

Motion supported by Supervisor Mills.

Motion carried, with all voting "Aye" on a voice vote.

#### Persons wishing to address the committee

None

#### Review of Bills

Moved by Supervisor Johnson.

Motion supported by Supervisor Steber.

Motion carried, with all voting "Aye" on a voice vote.

#### Conditional Use Permit for Jack Butterfield

ZA Sleeter spoke with Jack and stated that he doesn't want to proceed. There is an email from Jack that is now attached to his permit application showing no further action.

Moved by Supervisor Steber to approve his withdrawal.

Motion supported by Supervisor Brunette.

Motion carried, with all voting "Aye" on a voice vote.

#### Chapter 10, Subchapter 1 Zoning Ordinance Review Section 6.16 Temp Uses

ZA Sleeter proposed a temporary land use permit for camper trailers for four years following the new tiered fee schedule. The property owner would have to get a sanitary permit, an E911 address, and the temp land use permit. Starting in year five the property owner would need to apply for a conditional use permit allowing the board to put any conditions they deem necessary. ZA Sleeter goes on to say that if camper trailers are a permitted use, then we can go out and start getting mass compliance.

Supervisor Wolosyn would like ZA Sleeter to contact the assessors and ask how and if they are assessed before next month's meeting. Supervisor Wolosyn advised ZA Sleeter to submit the new proposed temporary use to corporation council for review.

Moved by Supervisor Johnson to remove having an electrical pedestal as a requirement and send to corporation council for review.

Motion supported by Supervisor Brunette.

Motion carried, with all voting "Aye" on a voice vote.

### Chapter 10, Subchapter 1 Zoning Ordinance Review

ZA Sleeter stated that our ordinance needs to match our map. For example, instead of having OF-1, OF-2, OF-3 and OF-4, we would have OF with a list of permitted and conditional uses based on acreage so our map stays the same making it consistent. The process to give permits and to give conditional use permits will be straightforward. Supervisor Wolosyn advised us to send a draft amendment to the Planning Commission to see what they say about it.

Moved by Supervisor Johnson to continue working on updating the ordinance.

Motion supported by Supervisor Brunette.

Motion carried, with all voting "Aye" on a voice vote.

### Land Information Update

Assistant ZA Lindeman stated that the Register of Deeds spent 16 hours archiving 114 documents and they received 3 new corner reports and attached them to the spreadsheet in the month of December. ZA Sleeter spoke about the upcoming purchase from the Land Information Grant which is an RTK. We will have a base station set on a known point and have the rod going to set sub centimeter survey grade points. Supervisor Wolosyn gave the idea of hiring newly graduated students to work for the summer going around the county setting points. ZA Sleeter demonstrated the prior Coleman Engineer projects on Colligo to the committee members.

Moved by Supervisor Johnson to continue looking at different RTK models.

Motion Supported by Supervisor Mills.

Motion carried, with all voting "Aye" on a voice vote.

### 2022 Year End Permit Overview

Assistant ZA Lindeman stated that \$2,400 was annual temp uses. Non-Metallic Mining's county portion was \$8,375. There were 20 UDC permits totaling \$5,217 with a total of almost \$6.3 million in value.

There were 116 land use permits totaling \$7,489. There were 70 new sanitary permits totaling \$11,017.

We have 5 public hearing totaling \$775. And there were 41 new E911 address applications, 5 in Aurora, 4 in Commonwealth, 2 in Fence, 4 in Fern, 19 in Florence, 1 in Homestead, 4 in Long Lake and 2 in Tipler.

2022 total permit revenue was \$37,118.

No action needed.

### Revise Planning and Zoning Administrator job description

ZA Sleeter redlined buildings and grounds, added county conservationist and land information committee.

Moved by Supervisor Johnson to send on to Audit and Budget.

Motion supported by Supervisor Brunette.

Motion carried, with all voting "Aye" on a voice vote.

### Administrator Reports

ZA Sleeter thanked the committee and appreciated their patience with his first year and a half.

### Future Agenda Items

ZA Sleeter informed the committee that there will be a floodplain ordinance update once we get the new maps sometime in February. Supervisor Wolosyn would like the committee to consider an internal parcel mapper paid from the Land Information Grant. He said that if Jessie is interested, it would be one day a week and to submit an updated job description for review.