

MINUTES

The Iron County Comprehensive Planning/Land & Zoning Committee met at the Courthouse on Tuesday, March 20, 2012. The meeting was called to order at 3:00 p.m. by Chairman Kichak. Proper publication of the meeting was established.

Present: Committee Members: Kichak, Lambert, Innes, Luke & Smith. Also present: County Board Chairman DeRosso & Zoning Admn Bergman.

A public hearing was held on a proposed amendment to Title 9 Land Use Ordinance.

Chairman Kichak called to order the public hearing on the proposed amendment to Title 9 Land Use Ordinance, as follows: Changes to permitted uses and conditional uses Section 9.4.5A-1 Primary Agricultural District (a) Remove "Cemeteries and mausoleums" as a permitted use under Section 9.4.5(B) Permitted Uses; (b) Add "Cemeteries and mausoleums" as a conditional use under Section 9.4.5(C) uses authorized by conditional permit.

Chairman Kichak called for public comment on the proposed amendment. The only public comment received was from George Gross. Mr. Gross stated that his property adjoins property owned by Wayne Gray, who is proposing to have a green cemetery on his property. Mr. Gross stated that he is against the green cemetery being located next to his property. The Committee explained that the purpose of the public hearing was to amend the ordinance to require that cemeteries and mausoleums be authorized by a conditional use permit, which would give the towns input on the permitting. No other public comment was received. Motion by Innes/Luke to make a recommendation to forward the proposed amendment to Title 9 Land Use Ordinance to the full county board; carried 5-0.

Chairman Kichak called the regular monthly zoning meeting to order. Proper publication of the regular monthly meeting was established.

Motion by Innes/Lambert to approve the minutes from the 1/17/12 meeting; carried 5-0.

Conditional Use Hearing – Hugh Michael McConville – Allow the construction of a 40' x 56' storage building on Outlot 1, CSM #296 & also lands located in Gov't Lot 8, Sec. 24, T43N, R3E, Town of Mercer (site address is 5741N County H). The Mercer Town Board was having a meeting on this application later the same day. Therefore, a motion was made by Lambert/Smith to approve the application, pending town board approval; carried 5-0.

Conditional Use Hearing – Russell Buccanero – Allow the construction of a 32' x 40' accessory building on lands located in part of the SE-SW, Sec. 2, T45N, R1E, Town of Knight (site address is 7968W Highway 77). Town Board approval was received. Motion by Smith/Innes to approve; carried 5-0.

Rezone Hearing – Timothy & Susan Johnson – Rezone from an F-1 (Forestry) District to an R-3 (Rural Residential) District, lands located in part of the NW-SW, Sec. 21, T43N, R3E, Town of Mercer, to bring an existing property into compliance with the proper zoning district (site address is 5862N US Highway 51). Zoning Admn Bergman explained that during the permitting process there was an error in the zoning classification for this property. Tim & Susan Johnson, the current owners, purchased this property with a residence already constructed on the property, and were told by the realtor that the property was zoned residential. Now it has been discovered that the property is actually zoned forestry, and needs to be rezoned to the proper district because a residence was constructed on this property. The Mercer Town Board was meeting on this application later the same day. Therefore, a motion was made by Lambert/Smith to approve the rezone, pending town board approval, and to also waive the fee because the current owners purchased this property under the assumption that it was already properly zoned as a residential district; carried 5-0.

Change in Fee Schedule - Zoning Admn Bergman presented a proposed change to the fees for annual and seasonal recreational vehicles, as well as the addition of a general permit fee that would act as a catch all for rarely issued permits, or unidentified uses. Motion by Lambert/Innes to implement the proposals as follows:

Annual Recreational Vehicle Permit (90-360 days) \$100.00

Seasonal Recreational Vehicle Permit (14-90 days) \$50.00

General Permit (for unidentified uses) \$100.00

Motion carried 5-0.

Annual Report – Motion by Smith/Luke to approve the annual report and forward to the full county board; carried 5-0.

UDC Permit Fees – UDC inspector Rick Clem appeared before the Committee to give an update on the udc permit fees. Motion by Smith/Innes to approve the new fees; carried 5-0.

Anthony Giovanoni Blight Issues – Discussion was held regarding the blight situation on property owned by Anthony Giovanoni/Superior Excavation. The Committee instructed Bergman to contact corp counsel regarding this matter.

Administrator's Report – The Forestry Dept located a building which appears to have been constructed on county land. Forest Admn Joe Varius requested that an ordinance be implemented that would require people to have a survey of their property completed before they can obtain a building permit so they know where their property lines are. The Committee agreed that if a property owner wants to construct a building within 100 feet of a property line that adjoins county land, a survey should be required to make sure there are no encroachments on county land. Kichak and Lambert stated that they will discuss this matter with Forest Admn Varius.

Zoning Admn Bergman stated that he may need to upgrade his computer this year in order to run the new software for the maintenance program. The Committee agreed that it would be alright to order the new computer this year, although it was not in the budget.

Bills – Motion by Innes/Smith to pay the bills; carried 4-0.

Next Meeting Date – Tuesday, April 17, 2012 at 5:00 p.m.

Motion by Smith/Innes to adjourn; carried 4-0.