

MINUTES

The Iron County Comprehensive Planning/Land and Zoning Committee met at the Courthouse on Tuesday, April 22, 2014. The meeting was called to order at 3:10 pm by Zoning Administrator Bergman.

Committee members present: Jim Kichak, Vic Ouimette, Brad Matson, John Smith, and George Nasi. Also present was Zoning Administrator Tom Bergman and Joe Pinardi County Board Chairman.

Election of Chairman – Zoning Admn Bergman called for nominations of Chairman. Smith nominated Kichak for Chairman. Nasi seconded the nomination of Kichak. Admn Bergman called for nominations for Chairman three more times. No other nominations for Chairman were received. Kichak was elected Chairman by a unanimous vote.

Election of Vice Chairman – Zoning Admn Bergman called for nominations of Vice Chairman. Matson nominated Ouimette for Vice Chairman. Admn Bergman called for nominations of Vice Chairman three more times. No other nominations for Vice Chairman were received. Ouimette was elected Vice Chairman by a unanimous vote.

Proper publication was properly posted and noted.

Motion by Ouimette/Smith to approve the minutes from the 3/18/14 meeting; carried 4-0.

Conditional Use Hearing – Scott Downs – Allow the construction of a 36' x 54' accessory building in an RR-1 (Residential Recreation) zoned District, part of Sec. 32, T43N, R3E, Town of Mercer, (site address is 5421N Dul Road). Town board approval was received. Motion by Smith/Nasi to approve; carried 4-0.

Conditional Use Hearing – Frederick and Susan Schellgell – Allow the construction of an 8' x 16' boat shed in an RR-1 (Residential Recreation) zoned District, part of GV Lot 2, Sec. 27, T43N, R3E, Town of Mercer, (site address is 7355N Gade Road). Town approval was received. Mr. Schellgell added that a neighbor requested the boat shed be 8' x 12' and that was what was approved at the town level. Admn Bergman explained that the committee could put that condition on the original plans. Motion by Ouimette/Matson to approve with the condition that the boat shed be 8' x 12'; carried 4-0.

Certified Survey Map – William Scheels – The committee reviewed a 3 lot CSM by Badger Surveying and Mapping Service covering lands in part of the NE ¼ of the NE ¼ and in part of GV Lot 1, Sec. 31, T44N, R4E, Town of Oma. Site address is 2145W County Highway G. Admn Bergman stated that because this is zoned A-1 (Agriculture) the land needs to be rezoned to R-3 (Rural Residential) so the lots can be smaller than 20 acres. The rezone is set for the May meeting. Admn Bergman's staff recommendation was to approve the CSM but make the condition to wait to record it

until the rezone went through. Motion by Matson/Smith to approve with the condition to wait to record it; carried 4-0.

Discussion of Inactive Non Metallic Mine Site – Admn Bergman explained the Zoning Department's involvement in the permitting of non-metallic mine sites. The Zoning Department acts as an agent for the state. We issue an annual permit and then pay the state fees from the county permit fee. Fees are based on the size of active mining area. Mr. Ruppe, of Globe Industries was at the meeting to suggest and explain reasons that the County should consider a reduced rate for non-metallic mines in tough times. Bergman explained that the only way to do this would be for the Committee to set up an inactive site fee. If a site would go into inactive status and would not be used during that time, however it would allow for the reopening at a later date. If the site is closed the state requires the site to be reclaimed which has a cost as well. Nasi questioned how we would determine and monitor inactive sites? He also added if we allow this for one mine site we need to open it up for everyone. Bergman explained that it may be beneficial to allow more time for research on the topic and look into the state requirements and the policies of other counties to compare. Mr. Pinardi added that if we allow inactive sites and that site is looking to reopen it should be required that the owner of the site pay the cost of a special meeting fee. Kichak suggested we postpone any decisions to get more information and place it on the next agenda.

Discussion of cell tower ordinance – A new cell tower ordinance was put in place by the state. Admn Bergman stated that we need to place an ordinance to be in compliance with the state ordinance. Bergman stated that he has put together an ordinance and it is being reviewed by Corp. Counsel Michael Pope. Matson questioned the purpose for the state ordinance. Bergman explained that it is likely to create a level playing field for companies.

Discussion of recreational vehicles in A-1 Agricultural zoned property – Bergman stated that he had not received and questions or phone calls that were requested at the last meeting. He also stated that it would appear on the agenda for updates on the issue.

Administrator's Report – Zoning Admn Bergman reported that he had a discussion with Chris Jaekels recently and he believed that we would have a mining ordinance to look at by May. This would be the PUD based off of the Town of Nashville which had a similar situation. The question is do we want to look at the whole PUD scheme for the entire county while we are at it or just focus on mining for the moment. Bergman suggested that we focus on mining and industrial districts for the time being, if we go big it will be costly. Bergman stated that he is looking for suggestions to focus or revamp the whole system. Kichak suggested get the mining PUD complete then come up with

opinions on the functionality and process of the PUD to make decisions on the rest of the county. Ouimette asked what sort of resource we can get from the Northwest Regional Planning Commission. Bergman responded that they would help with any impact analysis of the county in connection with the PUD process. They are already involved in our zoning plans and would have suggestions for us.

Public Comment – none.

Approval of bills – Motion by Smith/Nasi to approve the bills, carried 5-0.

Next meeting date – May 20, 2014 at 3:00pm

Motion by Smith/Nasi to adjourn; carried 5-0.

Approved