

	Minutes – approved Dec. 2, 2020 Iowa County Planning & Zoning Committee Thursday, October 22, 2020 – 6:10 PM Community Room, HHS Building 303 W. Chapel Street Dodgeville, Wisconsin	Iowa County Wisconsin
For information regarding access for the disabled please call 935-0399.		
<i>Any subject on this agenda may become an action item unless otherwise noted.</i>		
	All who attend must wear a face covering as required by Governor Evers’ Emergency Order #1 effective August 1, 2020.	
1	Call to order. Chair Peterson called to order at 6:10pm.	
2	Roll Call. Members Present: Curt Peterson, Kevin Butteris, Don Leix, Dave Gollon, Mel Masters Members Absent: none Staff Present: Scott A. Godfrey Other Supervisors Present: none	
3	Consent Agenda: a) Approve the agenda for this meeting. b) Approve the minutes of the last meeting. Motion to approve by Supervisor Butteris Second by Supervisor Leix Motion carries unanimously	
4	Report from committee members and an opportunity for members of the audience to address the Committee. No action will be taken. None	
5	Petition by Stephen & Cheryl Delventhal to rezone 2.809 acres from AR-1 Ag Res to B-2 Hwy Bus and 30.685 acres from AR-1 Ag Res to AB-1 Ag Bus in S12-T8N-R1E in the Town of Pulaski. This petition includes a request for a Conditional Use Permit to allow a Home Décor Shop with associated residence on the 2.809 acres and a Conditional Use Permit to allow Agritainment on the 30.685 acres. Applicant Present: none Town Present: none Director Godfrey said the applicants are available by phone, if needed, then gave the staff report. Public Comment: none Motion to approve the zoning changes with the condition that the associated certified survey map is duly recorded within 6 months of the County Board approval and to approve the Conditional Use Permits for each lot as proposed with by Supervisor Leix with the following conditions: by Supervisor Leix 1) The residence on the B-2 lot must be occupied by the owner of the business or someone affiliated with it.	

	2) No parking shall be permitted on the public road unless approved by the Town of Pulaski. 3) Only those uses outlined in an email from the applicants dated September 29, 2020 (3:12pm) shall be allowed any additional uses will require revision of the Conditional Use Permits. 4) Portable toilets shall be provided for the Agritainment events with the number of toilets determined by the Iowa County Sanitarian and a copy of the service agreement provided to the County. These toilets shall be removed at the conclusion of the event and shall not remain year-round. Second by Supervisor Gollon Motion carries unanimously
6	Petition by Bethel Horizons Foundation Inc. to revise the Conditional Use Permit on a 542.62-acre B-2 Hwy Bus lot in Sections 26, 27, 34, 35-T7N-R3E in the Town of Dodgeville to include a Welcome Center, Camping Cabins, and Staff housing. Applicant Present: Eric Knueve and Leon Gander Town Present: none Director Godfrey gave the staff report. Supervisor Gollon asked if the roads are adequate for emergency protection. Mr. Knueve said has met with Brian Cushman of EMS on that issue to assure all is adequate. He added the roads are two lane throughout the property. Supervisor Peterson added the town driveway ordinance does apply to the property. Supervisor Leix confirmed these are private and not public roads. Supervisor Masters asked about the maintenance of the roads during the winter. He also asked if the septic system is adequate to which Mr. Knueve said new systems and upgrades made where required. Public Comment: none Motion to approve as proposed by Supervisor Gollon Second by Supervisor Leix Motion carries unanimously
7	Petition by Cedar Valley Preserve and Daniel & Anitra Townsend to rezone 7.02 acres from A-1 Ag to RB-1 Rec Bus and 6.49 acres from RB-1 Rec Bus to A-1 Ag in the NE/NW & NW/NE of S30-T8N-R3E in the Town of Clyde. This petition includes revision and clarification of the existing Conditional Use Permit related to the operation of a hunting preserve. Applicant Present: Jeffrey Maier Town Present: none Director Godfrey gave the staff report Supervisor Masters asked if the septic system is adequate for the weddings and events. Mr. Maier said that was updated in 2014.

	Public Comment: none Motion to approve the zoning changes and revised Conditional Use Permit as proposed and recommended by the Town of Clyde by Supervisor Gollon Second by Supervisor Masters Motion carries unanimously
8	Discussion of revisions to Ordinance No. 400.17 Iowa County Wind Energy System Siting Ordinance. Director Godfrey outlined the revisions proposed by Chris Klopp of SOUL (Save Our Unique Lands). He stated the county can implement all the provisions under PSC 128 or some, but cannot be more restrictive. He asked for the committee to first decide what the goals of the county when regulating these types of developments. Supervisor Leix said the proposal is what is within PSC 128 and feels the biggest issues to look at are noise and flicker. Supervisor Gollon said he agrees with some of the changes but is unsure if the county wants to be enforcer and what amount of responsibility and workload will there be. Supervisor Butteris said placement is an issue in many areas and told of a site that impacts internet signals. Supervisor Leix suggested having Director Godfrey review the proposal and research potential issues, liabilities, benefits, etc. Director Godfrey added he wants to research if any of the PSC128 provisions must be followed if they were not in a local ordinance and, if yes, who is the enforcer. Supervisor Peterson added to research the options for financial assurance for decommissioning. Supervisor Masters expressed his opinion to keep this on the agenda and to take the necessary time to thoroughly review the issues. Supervisor Gollon would like to know if the PSC requires decommissioning and enforces it.
9	Director's Report a) Office activity and programs b) Remote/virtual participation for future meetings and hearings Director Godfrey overviewed the report provided in the packet.
10	Next meeting dates and times for November and December Director Godfrey said the usual meeting date in November falls on Thanksgiving and in December it falls on Christmas Eve. He provided alternate dates, times and available meeting rooms. The decision was for the next meeting to be December 2nd at 6:30 pm in the Community Room and the following meeting December 30th at 6pm in the Community Room.

	Adjourn
11	Motion to adjourn by Supervisor Gollon Second by Supervisor Butteris Motion carries unanimously. Adjourned at 7:02pm