

**Richland County
Land & Zoning Standing Committee
Meeting Minutes
October 2, 2023**

The October 2, 2023, Land & Zoning Standing Committee meeting was called to order 3:00 p.m. by Vice Chair Linda Gentes in the County Board Room of the Richland County Courthouse. Present were Linda Gentes, Julie Fleming, Steve Carrow, Dan McGuire and Dave Turk (via Webex). Melissa Luck was absent. Also present were Candace Pesch, Cheryl Dull, Cathy Cooper, Julie Lins, Barb Scott, Greg Cerven, Todd Halverson from MSA, Steve Williamson, Bobby Jones, Bill & Dennis Butteris, Sean Walsh, Tyler Wilkinson Ervin Kempf and Dawn Turnipseed.

#2 & #3 Proof of Notification and agenda Approval- Steve Carrow moved to approve the agenda and proof of notification. Seconded by Dave Turk. All said aye. Motion carried.

#4 Minutes-Dan McGuire moved to approve the minutes of the August 28, 2023 and September 19, 2023 meetings. Seconded by Steve Carrow. All said aye. Motion approved.

#5a Butteris Petition- Dennis and William Butteris were present. Dennis and Amy Butteris are wanting to add a 2nd accessory building on their property and it will exceed 70% of the floor space of the principle residence in Buena Vista township. They have torn down some other older accessory buildings. Buena Vista township has approved the Conditional Use permit. Steve Carrow moved to approve the conditional use permit for the 2nd accessory building. Seconded by Julie Fleming. All said aye. Motion approved.

#5b Klitzke, Meyer and Demars petition- No one was present. They would like to split off the buildings and improvements and sell the rest of the property with an easement across the buildings parcel. It has been approved by the township. There is nothing showing where the parcel(s) would be split. Steve Carrow feels that more information is needed before the committee could make a decision. Steve Carrow moved to table this rezone until the next meeting. Seconded by Julie Fleming. All said aye. Motion carried.

#5c Jones petition- Bobby Jones was present. They want to build a 2nd accessory building on a Residential-2 lot in Buena Vista township. This requires a Conditional Use Permit. He wants to building a 16' x 16' roof over his woodpile. He has not gone to the township yet. Steve Carrow moved to approve the Conditional Use Permit once it is approved by Buena Vista Township. Seconded by Julie Fleming. All said aye. Motion carried.

#5d Kompf petition- Ervin Kempf was present. They want to sell off the residence, barn and well for this property in Westford Township and keep the rest of the land that adjoins the rest of his land. He has a certified survey completed. He will be selling lot 1 and keeping lot 2. It has been approved by the Westford town board. Steve Carrow moved to approve rezoning both parcels from Ag/Forestry to Ag/residential. Seconded by Julie Fleming. All said aye. Motion carried.

#5e Blakley petition- No one was present. Dan and Darby Blakley are splitting a parcel in Forest Township so Darby can build a house. They want to rezone from Ag/Forestry to Ag/Residential. The committee questioned the property boundaries because it looks like the driveway for the adjoining parcel goes through this parcel. There is not a CSM completed and it has not gone to the Forest Town Board. Steve Carrow moved to table this until the next meeting for Forest Township approval and a CSM to be done. Seconded by Julie Fleming. All said aye. Motion carried.

#5f Walsh petition- Sean Walsh was present. They are splitting the land in Dayton Township. They are selling the buildings, well and septic with 6 acres as one parcel and the rest of the land of 46 acres to another buyer. A CSM has been completed and it has been approved by the town board. Steve Carrow moved to approve rezoning 6 acres from Ag/Forestry to Ag/Residential. Seconded by Julie Fleming. All said aye. Motion carried.

5g Turnipseed petition- Darlene Turnipseed was present for John and Jane Turnipseed. The land is being split with about 25 acres with the buildings and selling the other 20 acres to Darlene with a garage. The land is located in Marshall Township. Cheryl Dull said they will need a plat of survey completed. Julie Fleming moved to approve rezoning both parcels from Ag/Forestry to Ag/Residential. Seconded by Dan McGuire. All said aye. Motion carried.

#6 Wildlife damage 2024 budget- Greg Cerven presented the 2024 budget. It is the same as last year. Steve Carrow asked what is abatement and Greg Cerven said that it is other methods used like fencing, boomers to keep the wildlife from damaging crops. Moved by Julie Fleming to approve the 2024 Wildlife Damage budget. Seconded by Dave Turk. Motion carried.

#7 GIS Contract- The contract has not been approved at the Land and Zoning Standing Committee and County Board. Barb stated that there were changes made. The biggest change is that the contract will end on June 2024 as that is when the Land Information grant is done. Steve Carrow moved to approve the GIS contract with MSA and take it to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

#8 Unified dwelling Code inspector contract renewal 2024-26. The committee questions who pays the inspector. Cheryl Dull said that the customer pays. Steve Carrow moved to approve the contract and send it to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

#9 Office System Technician- Candace reported that this position will be taken to County Board in October for approval. It will be a 40 hour per week position. It already has been approved by the Land and Zoning Standing Committee.

#10 Land Conservation/Zoning departments reorganization- Candace is looking into what other counties are doing. She is going through the current job descriptions and see how they are organized. She will report back to the committee at the next meeting.

#11 Cost-share contracts- There were none.

#12 Manure Storage Ordinance- Cathy Cooper went through the changes. Steve Carrow had concern with the no minimum size of storage affecting those with just a couple of animals and a pile of manure. Cathy Cooper is going to discuss this with Iowa County to see how they handle it. Melissa has some potential changes and she will send it to Cathy once she gets back. Cathy stated that either at the November 6th or November 27th, there will be a public hearing on the ordinance so it can go to the December County Board meeting. Once the corrections are made, she will send it on to the Department of Agriculture, Trade and Consumer Protection for their review.

#13 Lake Monitoring & Protection Network Grant- Cathy Cooper reported that the annual Lake Monitoring and Protection Network grant for aquatic invasive species is due in November. She is applying for \$8560 in grant money. Steve Carrow moved to approve the grant and take it to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

Dave Turk left the meeting at this time.

#14 Ash Creek Community Forest Timber Sale- Cathy Cooper Reported that she has talked with Juli Van Cleve and Brian Hoffman who are both DNR foresters. She said Juli told her that the updated management plan is about 60% Complete. Brian can do it, but won't be able to get to it until next year. Steve Williamson said that He has a phone call into Todd Kenefick who is the former DNR Forester in the county to see what it would take to complete the plan. The last plan was completed in the 1990's. Cathy stated that she doesn't feel a timber sale should take place without an updated plan. Steve Carrow asked if the committee could get a copy of the original management plan. Cathy stated that she will look for it, but is not sure if the former County Conservationist kept a copy. Steve Carrow asked if the plan was only about timber sales. There are many other activities that take place out there. Cathy and Steve Williamson both stated that periodic timber harvest are needed so that the understory can grow. Sustainability is very important for the health of the forest.

#15 approval of Creating Square account for online Tree sales- Cathy Cooper reported that the department has sold nursery stock trees for many years. They sell in bundles of 25 trees or shrubs. The department is getting a better price for landowners to plant trees if they want at least 25 trees but less than the DNR can sell of 300 trees. With the secretary leaving, Cathy is looking into switching to online sales which require a payment method. After consulting with several counties, it looks like Square is a great option. There is a fee of 2.9% plus \$0.30 per transaction. This is taken out of the sale of the trees by Square. Cathy is making sure that cost is figured into the online price. Cathy has talked with the County Treasurer and he is okay as long as he received reports on deposits. Cathy will also work with the MIS department to get things set up. Steve Carrow moved to approve using Square for the online sales of trees and to take this to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

#16 Zoning Office report- Cheryl Dull reported that there were 15 Land Use Permits issued, 9 Sanitary permits with 5 installed. She also reported that the Land Information Grant had money set aside for a Manure Storage layer, a Dam breach layer and money set aside for Arc licenses. She and Cathy are currently working on these.

#17 Public Comment- none

#18 Future agenda items- 2024 meeting dates

Julie Fleming moved to adjourn. Seconded made by Steve Carrow. All said aye. Motion carried. Meeting adjourned at 4:38 p.m.

Respectfully submitted,

Cathy Cooper

Cathy Cooper
Secretary pro temp
Land & Zoning Secretary