

Richland County Natural Resources Standing Committee

October 7, 2024

The Richland County Natural Resources Standing Committee convened on Monday, October 7, 2024 in person and virtually at 9:31 AM in the County Boardroom of the Richland County Courthouse.

Call To Order: Committee Chair Carrow called the meeting to order at 9:31 AM.

Roll Call: County Clerk Kalish conducted roll call. Committee members present: Carrow, McKee, Hendricks, Gill, Woodhouse, Fleming, and Brookens. Committee members absent: None.

Verification Of Open Meetings Law Compliance: County Clerk Kalish confirmed the meeting had been properly noticed.

Approval Of Agenda: Motion by Gill second by McKee. Motion carried and agenda declared approved.

Approval Of Minutes From August 26, 2024 Meeting: Motion by McKee second by Brookens to approve minutes of the August 26, 2024 meeting. Motion carried and the minutes of the August 26, 2024 declared approved.

Public Comment: None

Zoning Petitions:

A. William & Amie Twining – Town Of Richland: Zoning Administrator Salewski provided brief background on the petition. Motion by McKee second by Fleming to approve rezoning petition. Motion carried and petition forwarded to County Board for approval.

B. Rowen Wipperfurth – Town Of Orion: Zoning Administrator Salewski provided brief background on the petition. Ray Schmitz, relation to Rowen Wipperfurth, was present during the meeting and noted that midway through the survey the remaining acreage had to be rezoned. Schmitz proceeded to ask why there was an additional charge for the rezone. County Conservationist Cooper stated she was not sure why there was an additional charge and that the Zoning Department has been correcting previous zoning issues once discovered. Committee Chair Carrow noted that it was likely a county error and that the county is in the process of correcting past errors as they become known to current staff. Schmitz stated he felt he should have only been charged with one fee, not two. Discussion continued regarding the charged fees and future steps to address other issues as discovered. Motion by Gill second by Fleming to approve rezoning petition. Motion carried and petition forwarded to County Board for approval.

C. Aaron Wallace – Town Of Forest: Zoning Administrator Salewski provided brief background on the petition. Motion by Fleming second by McKee to approve rezoning petition. Motion carried and petition forwarded to County Board for approval.

D. Gary Manning – Town Of Dayton: Zoning Administrator Salewski provided brief background on the petition. Motion by Fleming second by McKee to approve rezoning petition. Discussion continued. Supervisor Fleming questioned whether or not the rezoning petition should be under Gary Manning's name. Discussion followed regarding the name(s) that should appear on the

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petition submitted for review and approval. Zoning Administrator Salewski stated that the name of the property owner should be listed on the petition. Motion for approval carried with the petition being amended to include both property owners' names and signatures and the petition forwarded to County Board for approval.

E. Aaron Halverson / Wild Hills Real Estate – Town Of Orion: Zoning Administrator Salewski provided brief background on the petition and noted that this item will need to be moved to the next agenda. No action taken on this item at meeting.

F. Melvin Mischler – Town Of Henrietta: Zoning Administrator Salewski provided brief background on the petition. Motion by Gill second by Fleming to approve the petition with the rezoning of two parcels (one with 2 acres and the other with 33 acres) on one petition for one fee. Motion carried and the petition forwarded to County Board for approval.

G. Nathan Perkins Conditional Use Permit – Town Of Willow: Zoning Administrator Salewski provided brief background on the petition and noted that this item will need to be moved to the next agenda. No action taken on this item at meeting.

H. Triple Moore Farms, LLC Livestock Siting Permit – Town Of Buena Vista: County Conservationist Cooper briefly reviewed the livestock siting permit and application requirements and noted that the applicant has met all of the application requirements. Supervisor Carrow stated he felt the application was incomplete and County Conservationist Cooper stated all application materials have been submitted for the application to be considered complete. Review of various sections of application followed. Motion by McKee second by Gill to open Public Hearing regarding the livestock siting permit for Triple Moore Farms, LLC. Motion carried and Public Hearing opened. Supervisor Carrow called for opponents three times from those present at the Public Hearing and none came forward. Supervisor Carrow called for proponents three times from those present at the Public Hearing and none came forward. An attendee of the Public Hearing asked if the permit was for an expansion or improvement. County Conservationist Cooper noted the applicant was expanding their herd and building a shed for additional animals. Motion by McKee second by Gill to close Public Hearing. Motion carried and Public Hearing closed. Motion by McKee second by Fleming to approve livestock siting permit for Triple Moore Farms, LLC. Motion carried and livestock siting permit declared approved.

I. John Herbst – Town Of Ithaca: Zoning Administrator Salewski provided brief background on the petition. Motion by McKee second by Hendricks to approve rezoning petition. Motion carried and petition forwarded to County Board for approval.

J. Robert McConkey – Town Of Richland: Zoning Administrator Salewski provided brief background on the petition. Motion by Fleming second by McKee to approve rezoning petition. Motion carried and petition forwarded to County Board for approval.

Reports:

A. Zoning Administrator – Departmental Activities: Zoning Administrator Salewski reported that minutes from Dayton Township regarding the Cooke property have been received and provided brief update on the removal of campers. Zoning Administrator Salewski also noted that the land use permit application is being revised and a checklist for the process is being created.

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B. County Conservationist – Departmental Activities: County Conservationist Cooper reviewed upcoming certification tests and the classes various staff are or will be taking. County Conservationist Cooper also noted that self-compliance forms for farmland preservation and the annual fee notices for non-metallic mining have been sent, the tree sale is being organized, and the Land Information Plan for 2025 – 2027 is being updated.

C. UW-Extension – Departmental Activities: Extension Director Hady reported that an agricultural newsletter featuring soil and livestock content for Richland County was being developed, the Money Matters training is underway, and that Food Wise classes are lined up for the fall. Extension Director Hady briefly review 4-H fair activities and noted that 4-H week is in October.

Discussion & Possible Action - Approval Of Short-Term Rental Ordinance: No action taken on this item at meeting. Item moved to November agenda.

Discussion & Possible Action - Future Land Use Maps For The Richland County Comprehensive Plan Recommended By The Townships: No action taken on this item at meeting. Item moved to November agenda.

Discussion & Possible Action – 2025 Wildlife Damage Budget: Motion by Woodhouse second by Fleming to approve 2025 Wildlife Damage budget. Motion carried and 2025 Wildlife Damage budget declared approved.

Discussion & Possible Action – Resolution For The 2025 Lake Monitoring And Protection Network Grant Application: Motion by Hendricks second by Fleming to approve resolution for the 2025 Lake Monitoring and Protection Network Grant application. Motion carried and resolution forwarded to County Board for approval.

Discussion & Possible Action – Resolution For Setting The Fee For Certain Rezoning Requests: Zoning Administrator Katrina Salewski provided brief background on fess charged and proposed fee of \$125.00 for a standard rezoning. Discussion continued regarding the types of transactions and associated fees. Supervisor Carrow noted fees should be consistent and fair. Motion by Fleming second by McKee to approve resolution establishing a fee of \$125.00 for the rezoning of parcels that are not new land division. Motion carried and the resolution forwarded to County Board for approval.

Discussion & Possible Action - Addressing Of Complaints From Landowners On Returned Septic Maintenance Forms: Zoning Administrator Salewski noted several concerns received regarding septic systems being properly inspected and/or pumped. Zoning Administrator Salewski noted she spoke with other counties whom have stated that said concerns are not a government issue and the county does not need to be involved. Zoning Administrator Salewski noted she was seeking the opinion of the committee in determining the county's involvement in addressing received complaints. Administrator Pesch questioned whether or not the county is obligated to list septic pumpers/inspectors as a provider and noted that the county cannot regulate issues between a land owner and business. Zoning Administrator Salewski noted that she has not contacted individuals whom have expressed concerns and has mentioned to pumpers that they may want to obtain signatures on the forms. David Huth of Richland Septic noted that as a service provider, the property owner is not always there to get a signature from. Discussion regarding pumping activity followed. Committee Chair Carrow noted that a rewording of the language on the pumping form may be beneficial. Supervisor Fleming asked if all

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pumpers are turning in the forms. Discussion regarding paperwork submission and deadlines followed. Supervisor Fleming stated that requiring a signature from the homeowner may be burdensome. Supervisor McKee stated that he doesn't understand why the county is listing any provider. Discussion regarding maintaining and publishing a list of providers followed. Administrator Pesch stated that said issues are between the business and landowner, not the county. No action taken on this item at meeting.

Discussion & Possible Action - Amendment(s) To The Richland County Zoning Ordinance No. 5 Concerning The Number Of Houses Allowed In Ag/Forestry District: Zoning Administrator Salewski and County Conservationist Cooper reviewed the proposed zoning amendment and provided brief background on subject. Committee Chair asked what other counties did and Supervisor Gill asked if there was a minimum average requirement. Zoning Administrator Salewski stated that 2 acres is common for residential but a landowner could request a variance. Committee Chair Carrow asked if amending the ordinance now is necessary give the rewrite that is in progress and Zoning Administrator Salewski stated it is a recurring problem. Motion by McKee second by Woodhouse to approve amendment of Section II.C.1.b(3) to include up to two farm residences to Richland County Zoning Ordinance 5. Motion carried and ordinance amendment forwarded to County Board for approval.

Correspondence: None

Future Agenda Items:

Zoning Petition: Aaron Halverson / Wild Hills Real Estate – Town of Orion

Nathan Perkins: Conditional Use Permit – Town of Willow

Discussion & Possible Action: Future Land Use Maps For The Richland County Comprehensive Plan Recommended By The Township

Discussion & Possible Action: Approval Of Short-Term Rental Ordinance

Discussion & Possible Action: Farmland Preservation Certificate Of Completion

Adjourn: Motion by Fleming second by McKee to adjourn. Motion carried and meeting adjourned at 11:57 AM.



Derek S. Kalish
Richland County Clerk