Minutes of the Dodge County
PLANNING COMMISSION MEETING
June 1, 2011

The regular meeting of the Planning Commission was called to order by Walter Wyttenbach at 7:03 PM on Wednesday, June 1, 2011. Present were Planning Commission members Harlan Buck, Jon Balzum, Galen Johnson, Walter Wyttenbach, and Gene Hallaway. Also present was Zoning Administrator, Melissa DeVetter.

Motion by Harlan Buck, seconded by Galen Johnson, to approve the agenda and the May 2011 minutes. Motion passed unanimously.

Sherman Stoflet – IUP #11-03

The public hearing is to consider an application for an Interim Use Permit to establish a dwelling on less than 53 acres in the Agricultural District. The property is 6.5 acres located in the NW 1/4 of the NW 1/4 of Section 24, Milton Township. Sherman Stoflet is the applicant and the property owner.

Betty Stoflet was present to explain their request. Ms. Stoflet is asking for an Interim Use Permit for the property in Milton Township. They have owned this property for a number of years. There was a Conditional Use Permit issued previously for this property, but it has expired. They are in the home building business and would like the site to be a buildable site if they get an interested party to buy it.

Motion by Harlan Buck, seconded by Jon Balzum, to close the public hearing. Motion passed unanimously.

Galen Johnson had a concern that the septic system might be limited in location.

Melissa DeVetter stated that this is general information off of the USDA web soil survey. It's just a guide line and these soil surveys are very broad. The site will still have to have borings done.

Galen Johnson stated that he was concerned about the slope and locating a septic system.

Melissa DeVetter stated there are slopes on site and some areas will be limited for a mound system. They will have to have an engineer report done for the dwelling if located on slopes of 12%. The septic system will have to be a site specific design.

Betty Stoflet stated they are used to putting in septic systems and about 25% of the homes they build are rural. They work with the client in locating the house first and then work with what area is available for the septic system.

Melissa DeVetter stated that the soils and slope on this site varies and that there are limitations in the area this house is proposed, not the entire property.

Jon Balzum inquired if they plan on putting more homes there.

Betty Stoflet stated no; it will just be the one home.

Walter Wyttenbach stated that Milton Township had no concerns.

Motion by Galen Johnson, seconded by Jon Balzum, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. Submit and Erosion Control Plan in accordance with Section 1617 prior to construction if proposed construction is on slopes 12% or greater.
2. A Dodge County Zoning Permit shall be obtained before construction.
3. The Agricultural Use Covenant shall be signed and recorded in the Dodge County Recorder's Office prior to construction. A copy of the recorded document is required to be submitted to the Dodge County Environmental Services Department to file with the CUP.
4. The septic system must meet the requirements of Dodge County's sewage and wastewater treatment ordinance.
5. An address shall be obtained from the Dodge County Highway Department.

The motion was passed unanimously.

Adjourn

Motion by Harlan Buck, seconded by Gene Hallaway, to adjourn. Motion passed unanimously. The meeting was adjourned at 7:24 P.M.