

Minutes of the Dodge County
PLANNING COMMISSION MEETING
January 03, 2007

The regular meeting of the Planning Commission was called to order by Jon Balzum at 1:00 PM on Wednesday, January 03, 2007. Present were Planning Commission members Jon Balzum, Rhonda Toquam, Larry Schmeling, Harlan Buck and Richard Wolf. Also present were County Commissioners Dave Erickson, Lyle Tjosaas, Klaus Alberts, Don Gray and County Administrator David McKnight and Planning Director Duane Johnson.

Election

Duane Johnson opened the meeting and asked for nominations for Chair. A nomination was made by Richard Wolf and seconded by Harlan Buck to nominate Galen Johnson. Duane Johnson asked for nominations twice more. Harlan Buck made a motion to unanimously elect Galen Johnson for chair. Duane Johnson closed the nomination and called for a vote. The vote was unanimous for nomination of Galen Johnson as Chair of the Planning Commission for 2007. Duane Johnson asked for nomination for vice chair. Rhonda Toquam nominated Jon Balzum for vice chair. The motion was seconded by Richard Wolf. Duane Johnson asked for nominations twice more and called for a vote. The vote was unanimous to elect Jon Balzum as the Vice Chair for 2007.

Duane Johnson turned the meeting over to Jon Balzum.

Motion by Harlan Buck, seconded by Richard Wolf, to approve the agenda and the November 2006 minutes. Motion passed unanimously.

Gary and Susan Johnson – CUP #07-01

The first public hearing is for a request for a Conditional Use Permit to establish a non-farm dwelling on 3 acres in the Ag District. The property is located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21 of Milton Township. Gary and Susan Johnson are the applicants and the property owners

Duane Johnson explained that Susan Johnson called and will be unable to attend the meeting due to family emergency. She will be at the County Board meeting next Tuesday, January 9th, 2007 for any questions.

Ron Durst, Milton Township stated that the Johnson's where at the township meeting and that the township has no objection with the proposed site. Ron Durst also had an additional comment that the Milton Township was confused about the townships role in the processing of the applicant request.

Duane Johnson explained Gary and Susan Johnson plans for the proposed site plan by splitting 3 acres for the existing 10 acre parcel either for a new home or the selling of the 3 acres.

Duane Johnson also explained that the role the township plays in the process of the Planning meeting is vital to the county. Their comments are important to the hearing process and the staff takes them into consideration and presents there comment to the Planning commission in the agenda packet.

Motion by Larry Schmeling, seconded by Richard Wolf, to close the public hearing. Motion passed unanimously. Motion by Rhonda Toquam, seconded by Larry Schmeling, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. The Ag Covenant shall be signed and recorded.
2. The septic system must meet the County's septic ordinance.
3. Driveway access and permits be obtained from the Township.

The motion was passed unanimously

Scott Masching – CUP#07-02

The second public hearing is a request for a Conditional Use Permit to expand an existing feedlot of 240 animal units to a total of 1200 animal units or 3000 head of hogs. The animals will be confined to a building approximately 102 x 196 feet with a beneath barn concrete pit for manure storage. The property is 160 acres located in the SW ¼ of Section 12 of Westfield Township. Scott Masching is the applicant and the property owner.

Scott Masching was present to explain his proposed feedlot site. Scott wants to build a 2400 animal head finishing barn on the north side of the existing building site.

Paul Fiebiger, Westfield Township stated that the township has no objection to the proposed site.

O. Dalle, Festal Farm, Ripley Township has known Scott and Jane for years and they are very neat in farming and he supports them.

Harlan Buck asked if a new well will be needed. Scott stated that the existing well will be used. Scott also gave an explanation of the fire that destroyed a barn that housed approximately 400 head of hog. This request will allow him to replace the barn and add the number of hogs to the existing site.

Duane Johnson added that this application was received before the fire happened.

Motion by Harlan Buck, seconded by Rhonda Toquam, to close the public hearing. Motion passed unanimously. Motion by Harlan Buck, seconded by Richard Wolf, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. The Feedlot Advisory Report dated Dec 06, 2006.

Motion passed unanimously.

Other Business

Duane Johnson gave an update on the Land Use Task Force Committee. Norm Senjem will be presenting a presentation at the Township Association at the next meeting on the 4th of January to be held at the Canisteo Town hall.

Duane Johnson also stated the County Board granted the CUP to Miller with the stipulation that the salvage and junk be removed before a zoning permit is issued for the construction of the house. Duane Johnson also congratulated Harlan Buck on his recovery of double bypass heart surgery.

Harlan Buck made a statement that if an applicant doesn't show up then the Planning Commission should not act on their request. That should be stressed more to the applicant when they apply for the permit.

Adjourn

Motion by Larry Schmeling, seconded by Harlan Buck, to adjourn. Motion passed unanimously. The meeting was adjourned at 1:45PM.