

Minutes of the Dodge County
PLANNING COMMISSION MEETING
February 3, 2010

The regular meeting of the Planning Commission was called to order by John Allen at 1:00 PM on Wednesday, February 3, 2010. Present were Planning Commission members Harlan Buck, Jon Balzum, John Allen, Walter Wyttenbach and Richard Wolf. Also present were County Commissioner Dave Erickson, Klaus Alberts, Don Gray, Dave Hanson, County Attorney, Paul Kiltinen, Zoning Administrator, Melissa DeVetter, Environmental Services Director, Mark Gamm, and Water Program Manager, Dean Schrandt

Motion by Harlan Buck seconded by Jon Balzum, to approve the agenda and the December 2009 minutes. Motion passed unanimously.

Elections

Melissa DeVetter asked for nominations for Chair. A nomination was made by Harlan Buck and seconded by Richard Wolf to nominate John Allen for Chair. Melissa DeVetter asked for nominations two more times. Motion by Harlan Buck seconded by Jon Balzum, to call for a vote. The vote was unanimous to elect John Allen as Chair of the Planning Commission for 2010.

Melissa DeVetter asked for nominations for Vice Chair. A nomination was made by Harlan Buck and seconded by John Allen to nominate Richard Wolf for Vice Chair. Melissa DeVetter asked for nominations two more times. Motion by Walter Wyttenbach seconded by John Allen, to call for a vote. The vote was unanimous to elect Richard Wolf as Vice Chair of the Planning Commission for 2010.

Niall McNeilus – CUP #10-01

The first public hearing is to consider an application for a Conditional Use Permit to establish a non-farm dwelling in the Urban Expansion District. The property is 45 acres located in the NW 1/4 of the SW 1/4 of Section 26, Wasioja Township. Niall McNeilus is the applicant and Leland McNeilus is the property owner.

Niall McNeilus was present to explain his proposal. He plans to build a house on the property that he purchased 1 ½ years ago. A Conditional Use Permit was granted in 2008, but has since expired.

Larry Scherger, Wasioja Township had approved the original Conditional Use Permit and has no objections to this proposal.

Motion by Jon Balzum, seconded by Richard Wolf, to close the public hearing. Motion passed unanimously.

Melissa DeVetter, Zoning Administrator stated the original application needed a Variance from the setback requirement to a feedlot. That is not the case since the feedlot setbacks requirements has been amended and no Variance is needed now.

Motion by Richard Wolf, seconded by Walter Wyttenbach, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. Dodge County Zoning Permit shall be obtained before construction.
2. The Agricultural Covenant shall be signed and recorded.
3. The septic system must meet the Dodge County's septic ordinance.
4. Address shall be obtained from the Dodge County Hwy Dept.

The motion was passed unanimously.

Other Business

Mark Gamm was present to explain the recommendation that the Land Use Task Force is proposing for a 2nd Ag District in the County. An outline of the possible 2nd Ag Districts was reviewed. Dean Schrandt showed the different possibilities of what the 2nd Ag District would look like with computer generated maps. After a lengthy discussion it was decide that more review would be needed. The Planning Commission will discuss this proposal at an upcoming Planning Commission meeting.

Adjourn

Motion by Walter Wyttenbach, seconded by Jon Balzum, to adjourn. Motion passed unanimously. The meeting was adjourned at 2:00 P.M.