

Draft! Until Approved by the Zoning Committee
Buffalo County Minutes

<u>Committee/Board:</u>	Zoning Committee
<u>Date of Meeting:</u>	July 11, 2019
<u>Electronic and Hardcopy Filing Date:</u>	July 22, 2019

The public hearing of the Zoning Committee was called to order by Mr. Taylor, chairperson, at 9:00 a.m. Roll call showed that Michael Taylor, Dennis Bork, David Danzinger were present. Max Weiss was excused. Others present for all or part of the meeting include Mike Owecke, Zoning Administrator, Jennifer Tepovich, Zoning Specialist, Julie Lindstrom, Zoning Administrative Assistant, Sonya Hansen, County Administrative Coordinator. Others may have been present that did not sign in.

Notice of Public Hearing was read aloud.

Presentation of the Ordinance to Amend Chapter 7, 8, & 9 of the Buffalo County Zoning Ordinance. Mr. Owecke explained there have been no changes to the Zoning Ordinance Amendment, since it was reviewed by the Zoning Committee when they met on June 6, 2019.

Testimony. There was no testimony.

Correspondence. There was no correspondence.

The Public Hearing was adjourned.

Mr. Taylor called the regular meeting of the Zoning Committee to order, immediately following the public hearing. Mr. Taylor, Mr. Bork and Mr. Danzinger were present. Mr. Weiss was excused.

Minutes from the June 6, 2019 Zoning Committee Meeting. Motion by Mr. Bork, seconded by Mr. Danzinger to approve the minutes from the June 6, 2019 meeting as sent. All in favor. Carried.

Public Comments relating to the Agenda. There were no public comments.

Report and Recommendation to County Board of Supervisors, “An Ordinance to Amend Chapters 7, 8 & 9 of the Buffalo County Zoning Ordinance. Mr. Owecke reviewed the edits as follows: Chapter 7 – Edits that DATCP required for the ANR-40 Zoning District to meet the requirements for certification of the Farmland Preservation Zoning District; Chapter 8 – added structure height requirements; Chapter 9 (specific use – Poultry Barns) – Further research of soils in Buffalo County found that NRCS (Natural Resource Conservation Service) has a plasticity index for all the soils in Buffalo County which is the primary component for compliant of cohesive soil floors, ensuring they perform the way they are supposed to. Also modified was the need for an engineer to do the development plan. Mr. Owecke stated that the Notice of Public hearing was sent to the Towns as required. Motion by Mr. Danzinger, seconded by Mr. Bork, to forward the Ordinance to the County Board of Supervisors for adoption. All in favor. Carried.

Mr. Owecke stated that July 23rd will be the one year anniversary for the adoption of the Zoning Ordinance. If a Town has not passed a resolution to be part of County Zoning by July 23rd, they become un-zoned.

2020 Zoning Department Budget. A condensed version of the budget was sent to the committee members to review, prior to the meeting. Revenues and expenditures were reviewed and discussed. Conditional Use Permit revenue is up in 2019, due to permit requests for Communication Towers. Mr. Owecke stated that sanitary permits are down due to a couple reasons; 1) weather, 2) Due to turnover in our Zoning Specialist position, the

department has had to back off in our enforcement of private septic system maintenance. That is one way we capture systems that are failing and need to be replaced. Mr. Owecke explained that the only significant increase in expenses is in fringe benefits for an employee to choose family or single health coverage. Operating expenses in the 2020 budget are similar to what they were in the 2019 budget. Private sewage system grants was discussed and Mr. Owecke explained there is a revenue account that reflects the grant money coming in and an expense account for grant money paid to low income residents to help cover part of the cost for replacement of failing septic systems. Application fees were adjusted in 2018, so there will be no fee adjustments in this budget. Motion by Mr. Danzinger, seconded by Mr. Bork to approve the 2020 Zoning Department budget and send it on to the Finance Committee. All in favor. Carried.

Zoning Administrator Comments. Mr. Owecke stated that Dover, Gilmanton and Glencoe have passed resolutions to be part of County Zoning. Mr. Owecke provided a handout with table showing an update on the permits issued in 2019. He made a comparison between permits issued this year with the last four years. In most cases we are currently at the 50% of permits issued at this time of year. Commercial and Industrial zoning permits are over what was permitted last year. Communication towers require a commercial zoning permit prior to construction. Septic permits are way down and that was discussed earlier in the meeting during the budget discussion. Soil evaluations are way down, which is directly related to the number of sanitary permits issued. The Zoning Department is seeing a little increase in Agriculture structure permits. One-half of these are related to structures that collapsed with the heavy snow this past winter.

A brief discussion was held on the location of cell towers in the county.

Addressing update. Ms. Tepovich reported that the process of putting up the new address signs in the county started on Monday (7/15). They started in the Town of Maxville. She continued by saying the second list of private drive signs has been sent to be printed. Residents on the private drives will have their address changed, as well as another group of individuals that will now be correctly addressed off the official Town road they live on.

Mr. Owecke explained that language in the new Addressing Ordinance requires that all official Town Roads be signed. He continued by saying that the new private drive signs will be blue as yellow signs were not available. Mr. Owecke continued by saying that Ms. Tepovich has been working with the municipalities where we address within the city limits. We would like to offer them the opportunity for new signs similar to what we did with the Towns. Only the City of Alma and City of Fountain City have a large number of addresses assigned by the county. Additional discussion was held on the process when the county starts using the new addresses that are assigned through Phase II of the project. This is being coordinated with the 911 system. Discussion included how to inform residents when they have a new mailing address as part of the addressing project.

Public Comments Not Relating to the Agenda. There were no public comments.

The next meeting was scheduled for October 10, 2019 at 9:00 a.m.
The meeting was adjourned at 10:20 a.m.

Respectfully Submitted
Julie Lindstrom
Zoning Administrative Assistant