

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, May 10, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Members Present: Gary Gibson, Jim Dunning, Gordon Steinhauer, Mark Olson, Stella Pagonis

Members Absent: None

Staff Present: Lance Gurney, Rod Eslinger, Jared Grande, Matt Michels

1. Call to Order

Gary Gibson called the meeting to order at 7:00 p.m.

2. Public Input Session: None.

3. Public Hearings:

a. **Proposed Ordinance: File No. 16-17/008** “Amending the 1982 Official Zoning District Boundary for the Town of Lincoln” (Koenig) RZN-0010-16 / Discussion – Action

Matt Michels presented the staff report and background information relating to a petition to rezone 20.14 acres from the RH zoning district to the A-2 zoning district as requested by Shaun and Lori Koenig adjacent to Pine Road in the northwest part of the Town of Lincoln. Mr. Michels noted that the applicant is requesting a downzoning of the property to allow for the construction of a large accessory structure for storage of ag-related equipment and to make the zoning more consistent with surrounding zoning designations for larger lot sizes. Mr. Michels noted that the requested zoning is consistent with the Town of Lincoln’s comprehensive plan, and to an extent Eau Claire County’s. A short video of the property was then presented to the Committee. Staff is recommending approval of the request as submitted. Shaun Koenig was present to explain his interest in the rezoning and desire for consistency with land uses in the area.

ACTION: Motion by Stella Pagonis to approve file 16-17/008 as presented to rezone 20.14 acres from RH to A-2. Motion carried, 5-0.

b. **Proposed Ordinance: File No. 16-17/009** “To Create 8.25 of the County Code: Keeping Of Honey Bees; To Create 18.07.020 D., 18.08.020 D. and 18.09.020 D. of the Code: Rules And Definitions; To Create Section 18.07.020 D. of the Code: Permitted Accessory Uses; To Create Section 18.08.020 D. of the Code: Permitted Accessory Uses; To Create Section 18.09.020 D. of the Code: Permitted Accessory Uses” / Discussion – Action

Rod Eslinger presented the staff report and background of the petition to amend the County Code to allow for the keeping of honey bees within the residential zoning districts and to create Chapter 8.25 in the Health Code for permitting and inspection of facilities for honey bees for keeping four or more colonies. It was noted that keeping of three colonies or less would be permitted and would not require an inspection or permit by the City-County Health Department. Mr. Eslinger noted that the ordinance amendment was sent to all Towns for consideration and comment, with one correspondence received from the Town of Brunswick in opposition to the proposed amendment. No other correspondence has been received, although the City-County Health Board also considered the ordinance amendment and is recommending approval. Following a lengthy discussion relating to the proposed provision in Chapter 8.25, Mr. Eslinger indicated that staff is recommending approval of the amendments

as presented. Several committee members asked for clarifications on colony size, number of colonies, length of permit, and fee structures. Andrew Kaiser spoke in favor of the request and presented information relating to colony size, including the City of Eau Claire Code that regulates hive size to a maximum 15 cubic feet. Several other questions relating to bee keeping and permitting were directed to Mr. Kaiser. Lisa Aspenson appeared in favor of the ordinance amendment and discussed the importance of maintaining a healthy bee population, for pollination and food sources as examples. Declining bee populations were then discussed and the importance of promoting education and awareness of the need for bee keeping. John Spate appeared and indicated that he resides in Chippewa County and has been bee keeping for more than 30 years. Mr. Spate discussed the numerous infestations that have adversely affected bee populations over the last 30 years. Mr. Spate also discussed the importance of healthy bee populations. Further discussion and clarification about size regulation followed. Staff is directed to seek further clarification from the Public Health Department and provide information at the County Board meeting in which the ordinance proposal will be first considered.

ACTION: Motion by Jim Dunning to approve file 16-17/009 as presented. Motion carried, 5-0.

4. Request to Amend “No Construction Line” on Lot 29 of Huntsinger Heights, Section 1, T26N-R10W, Town of Brunswick / Discussion – Action

Jared Grande presented the staff report and background information with regard to a petition to amend a recorded “no construction line” for Lot 29 of the Huntsinger Heights Plat. Mr. Grande indicated the request is to amend the “no build area” so that the previously platted restrictions are consistent with current code regulations. If approved, the current restriction would be fully removed from Lot 29 as no areas meet the 20% slope restricted areas outside of the minimum setback. Staff is recommending approval of the request as submitted.

ACTION: Motion by Gordon Steinhauer to approve the amendment. Motion carried, 5-0.

5. A variance request for land suitability requiring a minimum contiguous buildable area of at least one-half (1/2) of an acre, Section 31, T27N-R9W, Town of Washington / Discussion – Action

Jared Grande presented the request for a variance from the minimum one-half acre contiguous buildable area requirement to allow for the division of an existing 4.6 acre lot into two lots, with the smaller lot encompassing 1.82 acres, with a contiguous buildable area of .27 acres or 11,830 square feet. Mr. Grande noted that the property is zoned as R-1-L and is served by municipal water, meaning that the minimum lot size would allow for a 12,000 square foot lot. Mr. Grande looked at adjacent existing lot sizes, zoning in the area, limiting factors for this specific lot configuration and contiguous buildable area, and the need to still obtain a satisfactory soil test for the proposed Lot 1. Based on a review and analysis of this information, staff is recommending approval of the request as submitted.

ACTION: Motion by Mark Olson to approve the subdivision variance request for Lot 1. Motion carried, 5-0.

6. Review of April Bills / Discussion
 - a. Planning

b. Land Conservation

7. Review/Approval of April 26, 2016 Meeting Minutes / Discussion – Action

ACTION: Motion by Jim Dunning to approve the minutes as submitted. Motion carried, 5-0.

8. Proposed Future Agenda Items / Discussion
None.

9. Gary Gibson adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Lance Gurney
Clerk, Committee on Planning & Development