

MONROE COUNTY PLANNING COMMISSION MINUTES

November 5, 2020

7:30 p.m.

The regular scheduled meeting of the Monroe County Planning Commission was called to order by Chairman Carlyle Mueller. Members present were James Agne, Tim Berg, Nathan Brinkman, Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Dale Haudrich, Carlyle Mueller, Mary Neff, Kurt Roettering, and Walter Wetzell. Ex-Officio Member present was Aaron Metzger.

APPROVAL OF MINUTES: Motion Tim Berg, second Kurt Roettering. Voice vote – all aye.

NEW BUSINESS:

- Dan Davis – same property from two months ago. Came back with a plat of 5 lots and a name, Lancaster Hills. Now it meets the zoning restrictions as far as the size. Will probably work out an easement agreement. Carlyle Mueller – the plat has been postponed for now. The question is if the bottom three lots, the only access they have is right between the top of two sinkholes. They would have to have an easement on the bottom lot. May end up having the same problem as the trucking company with neighbors sharing an easement.
- Wind Tower Ordinance Amendments
 - Thank the committee for all of their hard work with the document and protecting Monroe County.
 - Chris Hitzman looked at it and we are all good with all of the changes that have been made.
 - Carlyle Mueller – if you look through it there has been a lot of changes. The possible proposed wind farm is on a karst area and the ordinance addressed karst area.
 - Dale Haudrich - Change it to 240 days. Gives the county more time to look at the usage and the proposed area.
 - Carl Daubach – the role of the commissioners has changed. It was the commissioner and attorney to make the change.
 - Carlyle Mueller - This will be the only special use that the commissioners will vote on. Another change that was to add I-2 zones. It was referenced but it wasn't listed.
 - Dan Davis – is all of Monroe county considered a karst area – Carl Daubach – it is mapped. Pen Daubach – there are patches of non karst areas. Carl Daubach – cave systems are also considered sinkholes.
 - Mary Neff – Everything is included that we discussed the first night.
 - Kurt Roettering motion to approve the wind tower ordinance amendments. Second by Tim Berg. All aye by voice vote. Motion passed.
- Solar Ordinance Amendments
 - Dale Haudrich – color coded handed with the verbiage.
 - Dale Haudrich - If there is an abandonment of solar panels it will be cleaned up.
 - Dale Haudrich motion to accept changes in the solar ordinance – second Karin Callis. All aye by voice vote. Motion passed.
- Appointment of nominating committee

- Karin Callis
- Tim Berg
- James Agne

Treasurer's Report: No report

Zoning Officer's Report:

Laura Kipping for Chris Voelker – In the month of September there were 18 permits (2 single family dwellings). In the month of October there were 33 permits (7 single family dwellings). Fees collected for September and October for building permits was \$12,468.00, Inspections \$13,195.00, Electrical Permits \$520.00, Electrical License Renewals \$125.00, Electrical Contractor Registration \$500.00, and Municipal Inspections \$715.00. Total fees collected for the months of September 2020 and October 2020 were \$27,523.00.

Road Report:

- Aaron Metzger
 - Coop acres is hung up with Waterloo. They have different standards than the county. Rural subdivision with 2 commercial lots.
 - Considering installing bike lanes on bluff road due to grant money. Thinking of paving the shoulders on Bluff Road. IF it is a bike line then Federal money can cover it. In the end, promoting bikes on bluff road it is not the safest option and it has to be maintained as a bike lane. The board decided not to apply for the grant funds.
 - Tim motion to approve. Second Karen Callis. All aye by voice vote. Motion passed.

Commissioners Report: N/A

Comprehensive Plan Committee: Covered under new business

Policy Review Committee: No Report

Economic Development: No Report

Adjournment: James Agne mad a motion to adjourn, second by Walter Wetzel. Voice vote, all aye.

Next Regular Meeting: December 3, 2020