

**Minutes of the Richland County Zoning & Land Information Committee
Monday, February 5, 2018**

Item #1 CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 9:00 am by Chairman Larry Sebranek. Those that were present or signed up to speak were Paul Kinney, Jim Huffman, Melissa Burke, Marty Brewer, Steve Williamson, Gary Peters, Peter Crook, Randy & Lori Shaw, Todd Rummmler, Mike Bindl with Cheryl Dull with taking minutes.

Item #2 APPROVE AGENDA AND PUBLICATION Moved by Gary to approve the agenda and publication, 2nd by Marty. Motion carried.

Item #3 APPROVE MINUTES OF THE NOVEMBER 6TH MEETING Hearing no changes to the minutes Larry ask they be approved as mailed.

Item #4 TO HEAR A PETITION OF RANDY & LORI SHAW AND PAUL & MICHELLE PERKINS TO REZONE 30 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 10 TOWN OF DAYTON Randy and Lori Shaw are present to represent the petition. They bought the property in 2005. At the time the parents bought a large chunk of land and split it between the children. 3 lots were rezoned at the time and 3 lots were not for some unknown reason although plats of surveys were completed at that time. They are now ready to build and found it was not rezoned in 2005. They are requesting 2 of the remaining 3 parcels be rezoned. The owners of the remaining parcel have no interest in rezoning. Moved Paul to approve the rezone and send to County Board on February 20th, 2nd by Jim. Motion carried

Item #5 TO HEAR A PETITION OF PETER & DELORES CROOK TO REZONE 1.001 ACRES FROM AGRICULTURAL-FORESTRY TO RESIDENTIAL-2 IN SECTION 26 TOWN OF BUENA VISTA Peter is present to represent the petition. They built a shed and found out afterwards it wasn't on their land. They are now purchasing the land that the shed was built on. It was a grandfathered parcel prior but with the additional land purchased requires a rezone. It was approved by the BOA to be less than the 2 acre minimum. Moved by Gary to approve the rezone and send to County Board on February 20th, 2nd by Jim. Motion carried

Item #6 ZONING DEPARTMENT FEES Gordon Palmer requested to Larry that this be on the agenda and then came in the Zoning Office last week to ask to not be required to appear. Mike presented a fee list. He has some fees highlighted. After reviewing the fees Cheryl found out several fees where not in the Ordinance. We are not sure where the fees originate from and how the fee amounts were decided upon. Cheryl will clean up the fee list by going back through the permits, correcting the use to the correct use and deleting the unused fees.

Mike read a portion of the Ordinance in Ag/Res that requires a parking permit for campers. Although it is in the Ordinance, we have never had a parking permit or fee. The Committee asked Mike to review the Ordinances and bring back recommendations of changes to the committee.

When updating Ordinance fees Cheryl could not find the Holding Tank reviews fees in any Ordinance so we are not sure how that fee originated and because it was not in an Ordinance it has never been updated. When the Ordinance is updated again with the Holding Tank review fee added, Mike requested we add a Conventional review fee as we have been doing that at no charge.

Item #7 PAY BILLS Todd did not present any bills for this month. Mike presented a letter for why a bill is over 30 days. It was billed to the IT department in August and was never given to the Zoning Office until January. The bill was wrote to the IT Department with no reference to the Zoning Department and IT had not paid it. In January IT sent Zoning an email asking us to pay the bill. After cross referencing the S/N on the bill it was found to be the Ipad that IT had ordered for the Zoning Department. Zoning contacted the company to ask them to correct the bill to be Zoning and resend it, which was all completed in less than 2 days.

Item #8 OFFICE REPORT Mike received a phone call from someone in Buena Vista wanting solar panels on 250 acres. Mike questioned if a large project like this should be by conditional use permit under the Agricultural/Forestry district and requiring a reclamation plans should they discontinue use. Mike will prepare wording for the March meeting.

Mike presented information that was sent out to Department Heads on the appeal for the Wage Study. Mike passed out a spread sheet comparing his wages to Grant and Iowa. Grant and Iowa County wages for Zoning Administrator are higher than Richland County.

Mike stated he used the Iowa County job study information almost word for word to write up his job description although he added the additional duties that he does that other Counties don't and yet he came out lower than other Counties. He will be appealing his wage scale and scoring.

Larry asked how Lynn and Cheryl's job scales came out compared to other Counties? Mike stated Lynn's job is split between GIS and Sanitarian. Both job titles separately in other Counties make more than the GIS/Sanitarian job position combined.

Moved by Gary to support Mike in challenging the wage study inconsistencies and filing an appeal with Carlson Dettman challenging his classification and documentation; 2nd by Marty Brewer. Motion carried. Paul abstained.

Item #9 ADJOURN Next meeting Monday, March 5 at 9:00 am. Moved by Jim to adjourn at 10:08 am, 2nd by Gary. Motion carried.

Minutes respectfully submitted by Cheryl Dull