

## COMMITTEE REPORT

**COMMITTEE:** AdHoc Committee  
**CHAIRPERSON:** RJ Winkelhake  
**DATE/TIME:** Thursday, August 14, 2014 5:00 pm

**PRESENT:**

<input checked="" type="checkbox"/> RJ Winkelhake	<input checked="" type="checkbox"/> John O'Boyle	<input checked="" type="checkbox"/> Robert Heuerman
<input checked="" type="checkbox"/> Ron Mapes	<input checked="" type="checkbox"/> Dan Caswell	<input checked="" type="checkbox"/> Beth Baranski
<input checked="" type="checkbox"/> Mel Gratton	<input checked="" type="checkbox"/> Gary Diedrick	<input type="checkbox"/> Peter Taylor

Other Board members: Merri Berlage, Rick Dittmar  
Others: John Hay, Linda Delvaux, Melissa Soppe

1. **Roll Call**
2. **Citizens' Comments.**

Hal Gilpin, Hawk Valley Retreat, commented that I am here because some of the potential changes may affect my business within an Agricultural District.

3. **Unfinished Business**

4. **New Business**

- a) **Establish next meeting date – Moved down on the agenda**
- b) **Review and make recommendations on the following items out of the Jo Daviess County Zoning ordinance.**

- i. **8-2D-7: Duration of the Special Use Permit**

1. **Remove or extend Duration of Special Use one year time requirement to begin use.**

The committee discussed currently what is in place and the options they have. **John O'Boyle made a motion to keep the text the same. Seconded by Ron Mapes. The motion carried by voice vote: Ayes: 8. Nays 0.**

Beth Baranski enters meeting 5:22 pm

2. **Review mechanism to void Special Use Permits if use begins but then ceases and doesn't resume.**

The committee discussed that currently there is nothing in place to void a Special Use Permit if use begins but then ceases and doesn't resume. Many scenarios were given and potential policing was a concern. **Beth Baranski made a motion to not change anything. Seconded by Gary Diedrick. The motion carried by voice vote: Ayes: 8. Nays 0.**

- ii. **8-3: Chapter 3: District Regulations – Address number of variances that have been issued and if that warrants a change in the setback regulations in all districts.**

The committee discussed the data handed out, but decided to review and bring back to next meeting to discuss. This item will be placed first on next meeting agenda.

**iii. 8-3A-2: Permitted Uses (Ag District)**

**1. Add additional permitted use: Family member to build on farm**

The committee discussed the request along with information from John Hay, States Attorney, that he would recommend not distinguishing family as a way to zone property. The committee decided to review possibly a density ratio instead and bring back to next meeting to discuss. This item will be placed second on next meeting agenda.

**iv. 8-3A-2, D: Agricultural residences provided that the minimum zoning lot size shall be at least forty (40) acres.**

The committee discussed along with information from Rick Dittmar and Merri Berlage about lot size. Committee would like information about what the trend for the county is if it is being divided into 40 acre tracts of land and also what is happening in neighboring counties with their regulations. Discussion about The County Comprehensive Plan and growth for development and infrastructure. **Robert Heuerman made a motion to not change this section. Seconded by Gary Diedrick. The motion carried by voice vote: Ayes: 5 – Mapes, Heuerman, Gratton, Diedrick, Winkelhake. Nays 3 – O’Boyle, Caswell, Baranski.**

**v. 8-3A-2, E: Nonagricultural residences provided that the minimum zoning lot size shall be at least forty (40) acres, and are subject to section 8-5B-33 of this title.**

The committee discussed the previous options and the options now for a smaller acreage for a Special Use for Single Family Home to preserve agriculture. **Beth Baranski made a motion to not change this section. Seconded by Ron Mapes.**

Discussion about the Zoning Map and previous option for rezoning only.

**The motion carried by voice vote: Ayes: 7 – Mapes, Heuerman, O’Boyle, Baranski, Gratton, Diedrick, Winkelhake. Nays: 1 – Caswell.**

**c) Establish next meeting date**

Discussion about getting into budget hearing dates and regular committee dates so scheduled for Thursday, September 18, 2014 @ 5:00 pm @ Jo Daviess County Highway Department.

**5. Citizens’ Comments**

**6. Board Member Concerns**

Next meeting on Thursday, September 18, 2014 @ 5:00 pm @ Jo Daviess County Highway Department.

**O’Boyle made a motion to adjourn at 6:57 pm, seconded by Mapes and motion passed.**