

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE & BOARD OF SUPERVISORS  
Thursday, February 5, 2015**

**MINUTES**

Chairperson Mark Olson called the meeting to order at 6:33 pm. Members Present: Chairperson Mark Olson, Phil Nies, Dorothy "Doc" Brueggen, Dick Theis, Helen Chevrier, Dan Tyrolt and Mark Lastrup. Members Absent: Joel Valentin.

Clerk Warshawsky affirmed agenda was posted in compliance with open meetings law.

Motion by Brueggen, seconded by Theis to approve the agenda. Motion carried.

Motion by Lastrup, seconded by Brueggen to approve the minutes of the January 8, 2015 regular meeting. Motion carried

Olson reported that correspondence was received from Sawyer County Zoning approving the Conditional Use Application for Claudia R. Burgan c/o Roberta Nugent with the Town's conditions.

**ZONING:**

Conditional Use Application: Michael T. Neibert. Lot 6, Court Oreilles Park: S35, T 40N, R 9W; Parcel: 18.6. Doc# 384948. Property has 2.659 acres and is zoned Residential/Recreational One. Purpose of request is for the processing of firewood to sell (hauling in/out, cutting/splitting). Olson presented the application. Olson reported that the County sent 6 letters; 5 were returned, 3 with no objection and 2 with objection. Four letters were received from property owners outside 300 ft. Olson read all the letters. The applicant, Michael Neibert was present and presented his application. Neibert stated that he receives 2 load per year; 1 in the summer and 1 in the winter. He is respectful of his neighbors. Neibert went on to say that his family has been doing this for 70 years. Neibert stated that he receives 2 loads per year and usually has a ½ (18 pickup truck loads) that he sells. Nies asked about the fence and asked if Neibert was willing to take the fence down. Neibert said yes. Nies reported that 16% of homes in Bass lake heat with wood only and the Town cannot deny cutting or bringing in wood - just-selling. Olson suggested a limit of 2 loads of wood and setting hours for cutting and splitting Monday – Friday 9:00 am – 4:00 pm and Saturday 12:00 pm – 2:00 pm avoiding weekends if possible and no holidays. Discussion followed. Chevrier asked why the trees lining the street were taken down. Neibert explained that the trees needed to be removed and he was planning on replacing the trees immediately but the ground was too wet last year. Olson stated that he would like a natural barrier. Neibert agreed. Olson suggested a limit of 20 pick-up truck loads per year. Tyrolt asked how that will be enforced. Nies replied that Neibert runs the risk of losing his Conditional Use Permit. Discussion followed. Olson asked if anyone would like to speak in favor of the application. Edmond Packee spoke. Packee stated that he is a certified forester and he is in favor of the application. Lawrence Rusk stated that he purchases wood from Neibert and he is in favor and noted that a majority of the letters in opposition are from owners who are not here in the winter and added that trees would be better than a fence. Jim Ferguson on KK stated that he has seen 1 or 2 logging trucks and the claims of clear cutting are false. Carol Ferguson stated that Neibert is a good neighbor. Dave Mott stated that he lives down the road. He does not object to the application, he is just concerned that it opens the door for commercial ventures. Olson asked if anyone would like to speak in opposition. No one spoke. Nies stated that if we stop logging trucks, we need to stop propane trucks as well. Motion by Nies, seconded by Tyrolt to approve the application with the following conditions:

- 1) Applicant is allowed to sell 20 face cords per year
- 2) No signs on properties
- 3) Hours of 9:00 am – 4:00 pm Monday – Saturday. No holiday weekends
- 4) Conditional use is for current property owner only.
- 5) Fence must be removed by May 1,2015 and replaced with tree line
- 6) No more than 3 semi loads/year.

Applicant was present and agreed to the conditions.

Discussion followed. Olson stated that the problem started when the trees came down. Discussion followed. Olson stated that by applying for a conditional use permit, Neibert is trying to appease his neighbors. If Neibert withdraws his application, he can do what he wants excluding selling firewood. Chevrier asked about the original complaint. Olson replied that it was an anonymous complaint to County zoning. Discussion followed. Condition was changed from 2 loads to 3 loads per year to allow for a bad winter. Motion carried. Unanimous vote. Findings of Fact:

- 1) It would not be damaging to the rights of others or property values.
- 2) It would not create an air quality, water supply or pollution problem
- 3) It would not create topographical problems, such as run off, drainage, erosion, flooding or vegetative cover removal.
- 4) Wood is the only source of heat to the home. 16% of homes in Bass Lake heat with wood alone. 95% of the wood cut is for applicant's own use.

Conditional Use Application: Jonjak Cranberry Farm, Inc. c/o Randy Jonjak. Lot 3 & 4 and part of Gov't lot 2, S33, T 40N, R 9W; Parcel: 2.1. Volume 406 Records page 79; CSM Volume 4 Page 90. Pit area is approximately 8 acres out of the total 37.34 acres. Property is zoned Agricultural One. Permit is desired for a three (3) year renewal of conditional use permit #01-003 for the location/operation of a non-metallic mineral extraction, including a rock crusher, which was approved at public hearing on February 15, 2001 and renewed most recently on March 16, 2012. Olson presented the application. Applicant was not present. Discussion followed. Olson reported that the County sent 7 letters; 3 were returned, 2 with no objection and 1 objection with comments. Olson read the comments. Discussion followed. Motion by Theis, seconded by Brueggen to approve application with the condition that the owner must maintain compliance with the requirements of NR 135 Nonmetallic Mining Reclamation and Sawyer County Ordinance for Nonmetallic Mining Reclamation. Motion Carried. Findings of Fact:

- 1) It would not be damaging to the rights of others or property values.
- 2) It would not be detrimental to ecology, wildlife, wetlands or shore lands.
- 3) It would not destroy prime agricultural land.
- 4) It would be compatible with the surrounding uses and the area.
- 5) It would not create an objectionable view.

#### **OLD BUSINESS:**

Olson reported that the Town has received a copy of the Town of Bass Lake, Sawyer County Comprehensive Plan on disk and as a PDF file. Olson announced that the Public Hearing will be on Monday, March 9, 2015 at 6:00 pm. The Board will vote to approve the Comprehensive Plan. Discussion followed. Nies reported that inaccurate assumptions were removed. Discussion followed. Nies noted that the growth rate was off and mentioned that the original survey was taken out. Olson reported that other changes include changes to the dates of implementation which have been changed to short term, med term and long term. Nies stated that when it is finally adopted, a PDF version will be posted on the website. Nies stated that Northwest Regional Planning Commission put a lot of time into the plan. Olson said that he thought it turned out well. Nies stated that we will need to keep track of errors and that the Town has a file of the changes.

## **NEW BUSINESS:**

Olson reported that street lights in Northwoods Beach was be tabled at the last meeting since Laustrup was absent and not able to present. Laustrup passed out packets with quotes and a petition. Discussion followed. Nies stated that the only light that is needed is on Scipio. If a business wants a light, they should install a light. Nies said that we have a solution looking for a problem. Theis reported that there were 2 little kids walking on the side of the street and he could see them. Nies suggested that everyone should drive it down and back. Clerk Warshawsky reported that there have never been any complaints submitted to the Town. Chevrier asked Laustrup if the lights would have upper shielding. Laustrup replied that the light will go down and added that he has spoken to Chris Sievertson, a landscape architect, and he suggested waiting for LED. Laustrup added that the lighting is more for economic development. Discussion followed. Olson suggested that everyone take a look and discuss at the next meeting.

Nies presented the Park Model Review. Nies reported that the park model issue came up because the Treelands had a Conditional Use Permit (CUP) with the Town of Round Lake. The CUP was granted with 15 conditions, one of the conditions being no park models. The Treeland have come back this year and want all the conditions removed. Round Lake added 2 new conditions and the Treelands removed the application. Nies reported that in 2007 the Campground Committee, that both Nies and Treeland were on, left the ordinance as is and grandfathered in park models. At the hearing on Wednesday at Land and Water 3 definitions of park models were presented. If not addressed, a park model could be put on a property in Northwoods Beach. One was installed in Winter. It is 380 sq. ft. and not taxable. Discussion followed.

Motion by Nies, seconded by Chevrier to adjourn at 8:03 pm. Motion carried.