

TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, September 6, 2012
MINUTES

Chairperson Olson called the meeting to order at 6:30 pm. Members Present: Chairperson Olson, Dorothy "Doc" Brueggen, Dan Grothe, John Mc Cue, Steve Friendshuh, Mark Lastrup and Phil Nies. Members Absent: Martha DeLong

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

Motion by Lastrup, seconded by Brueggen to approve the agenda with the addition of "Member Attendance" under New Business. Motion carried.

Motion by Grothe, seconded by Lastrup to approve the minutes of the July 5, 2012 regular meeting. Motion carried.

Chairperson Olson reported there was no correspondence.

ZONING:

Variance Application – Paul Eckerline. Lot 1, being part of Gov't lot 1, S3, T 39N, R 9W; Parcel 5104. Property has 0.54 acres. Property is zoned Residential/Recreational One. Application is for the construction of a 48' x 32' (50' x 34' with eaves) dwelling located 51' at the closest point to a navigable channel that connects Lac Courte Oreilles to a back lagoon. Olson presented application. Applicant was not present. Olson reported that 8 letters were sent, 2 letters were returned both with no objection and 1 letter contained an additional comment that they have no objection as long as it does not affect taxes. Discussion followed and various options were considered. Friendshuh said that if a variance is granted, it should include the removal of the existing cabin as a condition. Nies agreed. Discussion followed. Olson said that there's a problem claiming it as a year round home because down the line there will be a variance requested for a garage. Grothe said that Eckerline bought the lot knowing what it was and now he wants to change it. Discussion followed. Nies said that he looked at Friendshuh's property to see what 28' looks like and it's a nice size. Olson said that he would like to state no further variance to be granted (no garage variance). Nies said that no further variance would be granted. Discussion followed. Motion by Nies for a 28' x 50' with eaves with no further variance for garage and the removal of the current cabin and ramp prior to construction, seconded by Brueggen. Olson said he would like to see it over 60 feet from the creek. Discussion followed. 1 opposed, Olson abstained. Motion carried.

Findings of Fact:

1. There would be no change in the use in the zone district
2. It would not be damaging to the rights of others or property values
3. It would be due to special conditions unique to the property

Clerk Warshawsky gave the update on the Windigo Boat Landing Expansion project. \$17,000 was budgeted. \$14,000 was received from the sale of land to Royal Brandt \$33,000 from the DNR park development grant and \$22,500 from the DNR land acquisition grant totaling approximately \$90,000 and with timber sales totaling approximately \$92,500 for the project. Nies reported that the parking area will be blacktopped and will be 90' wide with plenty of parking (15 spots roughly). The parking is now less than the \$62,000 quoted. The privy has been ordered and should be here the first week in October.

Highway Crew Chief, Truit Campbell gave the update on Harvey Park. Campbell reported that the fence has been completed and an extra bench was added. The brushing is done. Olson complimented Campbell and the Highway Department.

Nies presented the proposed amendments to the Sawyer County Telecommunication Facilities Ordinance. Nies reported that the County went ahead and passed it preliminarily. Wording was revised to named lakes. Discussion followed. Motion by Nies to recommend approval to the Town Board. Laustrup had concerns about the environment. Olson said that the Town could pass a stricter ordinance. Nies agreed, seconded by Friendshuh, 1 opposed. Motion carried.

Olson reported that James Taylor is appealing the decision regarding the bed and breakfast to the Board of Appeals (BOA). There was a 2 to 2 vote and Taylor wants a decision. Nies added that the BOA should be determining if the Zoning Committee acted within their purview. The Town turned it down and the County turned it down. Mr. Taylor wrote a brief and Olson along with Nies and the neighbors addressed the brief. Discussion followed. Olson abstained from voting. Nies is requesting permission from the Town Board to present the document to the BOA since Olson can't testify.

Olson reported that Andris Baltins is appealing to the BOA. Olson said that it's not really an appeal, it's a rehearing. Nies said that it is not correct, but will come back to the Planning Committee before the County October hearing. Nies said the request changed to just a bathroom. Grothe called it Option D.

Nies gave the update on Conditional Use Permits for accessory buildings. Nies has been working with the County. To make it easy, they added under 4.26 only accessory structures divided by a Town road. By adding that, lawyers got involved and it got complicated. Both lots need to be tied together on the deed before the structure can be added. Grothe asked about the definition of an accessory structure. Olson said that Town approval is required. Nies said that the Planning Committee has to set up a set of conditions for approval. Discussion followed. Nies said that there should be minimum standards within zone districts. Olson said the Town has the power, not the County. Nies said that the Town sets the standard. Olson asked if the topic is still in negotiation. Nies answered yes.

Olson presented the Camping Ordinance options. Olson reported that the Planning Committee reviewed the options over 5 years ago. Nies said that the County sent a letter and the Town picked an option. The Town originally picked Option 1 -- Camping not permitted. The Town decided to go to Option 3 - Camping Permitted on Both Lake and Off Lake Lots (most towns have Option 3). The Town needs to decide on an option. Nies said that now is the time to review. Olson said there is a problem because there is no enforcement and when there is, it's too late and the camper can't be moved. Nies said that he was in favor of Option 1 and is still in favor of Option 1. Nies said it comes back to the vision of the Town. There are more people trying to use their little lots (paying virtually no taxes) that are directly across from \$300,000 homes. Olson said there is no enforcement on septic. Discussion followed. Nies asked the feelings are of the Committee. Grothe asked if the Town could require a permit. Nies said the problem is that you are then running a campground. Olson said that the problem with Option 3 is that there is no enforcement with sanitation. Discussion followed. Nies said that by going with Option 1, it gives us more leverage. Discussion followed. Motion by Nies to recommend that the Board to go with Option 1, seconded by Friendshuh. Vote unanimous. Motion carried.

Nies said that going into next year, we need to look at the park plan and need to decide what to get done. The Committee needs to look over the park plan and be ready for next month. Nies suggested finding worthy accesses. Laustrup said that he has some in mind. Discussion followed.

Nies said that Committee member attendance needs to be addressed and suggested that if a member hasn't showed up for 3 meetings without notice, it should be considered a voluntarily resignation. Motion by Brueggen, seconded by Lastrup that 3 missed meetings in a row without notice is considered a voluntary resignation. Motion carried.

Motion by Brueggen, seconded by Lastrup to adjourn at 7:59 pm. Motion carried.