

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, February 7, 2008
MINUTES**

Dave Aubart called the meeting to order at 6:30 PM. due to the absence of Chairperson Iverson. Members present: Dave Aubart, Patrick Bateson, Frank Cowan, John McCue, Mark Olson and Sarah "Linn" Newton. Members absent: Russ Iverson.

Town Clerk Henk affirmed the agenda was posted in compliance with the open meetings law.

A motion was made by Olson, seconded by Newton to approve the agenda. Motion carried.

The minutes of the January 3, 2008 meeting were read. Motion by Bateson, seconded by Cowan to approve minutes as read. Motion carried.

Aubart read correspondence from Sawyer County Zoning-S. Friendshuh withdrew variance application.

ZONING:

1. Rezone Application-Cranberry Ridge LLC, c/o Steve Sletner applied for approximately 30.40 acres to be rezoned out of the total 57.75 acres of which 24.85 acres is wetland and 2.5 acres is already zoned R/R1 for the construction of a condominium containing a maximum of 28 single family units. Sletner reported he met with the Grindstone Lake Association on three occasions and dealt with Tom Gleason, President and Bruce Paulsen to arrive at language for nine conditions. Supervisor Nies was present during discussions as facilitator only because he has a vote as a Town Board member. Sletner stated he has agreed for those nine items to go into a resolution as conditions. He also stated that of the 28 homes, only 17 of them will have lake access upon recording of the final plat and he will designate on the final recorded document which 17 units will have lake access. Sletner reported the scenic easement and lake assess will be put on the recorded documents so the Home Owners Association (HOA) cannot change these at a later date. Sletner stated he has agreed that the GLA will be paid \$500.00 annually by the HOA to monitor compliance with the conservation easements. Discussion followed. Motion by Cowan, seconded by Olson to approve rezone with the nine conditions to be placed by covenant on the deed as listed on Cranberry Ridge letter dated January 31, 2008 and to attach map and GLA letter as well. Motion carried. Finding of Fact: The change in zone district would not be contrary to the public interest and would be in compliance with the spirit and intent of the zoning ordinance and the Town of Bass Lake's Comprehensive Plan (Section 8.10) because: it would not create topographical problems, such as run

off, drainage, erosion, flooding or vegetative cover removal, it would not create an air quality, water supply or pollution problem and it would not be damaging to the rights of others or property values. Applicant has agreed to conditions. This is not a plat approval.

2.) Conditional Use Application-Dale Ursprung applied for a permit for the sale of used cars using existing structures by the purchaser. Mr. Ursprung, owner of the property and Dave Moeller, his business partner, were both present. Six letters were received from Zoning. Five with objections and one with no objections. Discussion followed. Moeller stated they will be cutting trees down toward the Eby property and grading from the driveway to the property line with Eby to open up visibility from the corner. Motion by Cowan, seconded by Olson to approve with the following conditions: 1.) Lighting will consist of security lighting only with downward reflecting lights. There will be no flashing, neon, or rotating lighting allowed. 2.) Hours of operation allowed 8:00 a.m. to 8:00 p.m. 3.) Maximum of fifteen vehicles at any one time. Applicant has agreed to conditions. Motion carried. Finding of Fact: The change in conditional use would not be contrary to the public interest and would be in compliance with the spirit and intent of the zoning ordinance and the Town of Bass Lake's Comprehensive Plan (Section 6.1) because; it would not destroy prime agriculture lands, it would be compatible with the surrounding uses and the area and it would not create an objectionable view. This conditional use is granted only to named applicant.

3.) Variance Application- Patricia and Carleton Johnson applied for a variance for the reconfiguration of an existing two lot parcel (CSM Volume 29 page 123) into a new two lot parcel with the proposed lot one containing approximately 43,500 square feet and the proposed lot two containing approximately 67,000 square feet. The proposed reconfiguration will result in the common lot line encroaching into an existing detached garage and also being located approximately 2' from an existing dwelling. Additionally, the lot depth of the proposed lot 1 cannot be maintained to a minimum depth of 200' from the ordinary high water mark of the lake. The variance is requested as Section 3.0, 3.7 Sawyer County Subdivision Control/Condominium Ordinance, would require that the proposed division not result in non-conforming structures. Mr. Johnson's agent, Paul Smith, was present. Three letters were received from Zoning. Two with no objections, and one with objections. Nies read his letter that was attached to his objection. Lengthy discussion followed regarding proposed lot line that would bisect a garage. Olson stated in original CSM that was signed by owners Patricia and Carleton Johnson on February 24, 2007 they "certified and acknowledged that the home and garage located within the surveyed property is bisected by the line that divides lots one and two shall remain in the same ownership unless the home and garage are relocated or razed, so the lots individually meet the then existing Sawyer County Zoning Ordinance requirements. The relocation/razing shall take place prior to any transfer or one of the lots to another owner." Further discussion followed regarding septic location as well as garage location. Motion by

Newton, seconded by Cowan to deny application. Motion carried. Finding of fact: The variance would be contrary to the public interest and would not be in compliance with the spirit and intent of the zoning ordinance and the Town of Bass Lake's Comprehensive Plan (Section 8.10) because; it would be for the convenience of the owner, it would be the basis of economic gain or loss, and it would be a self-created hardship.

Motion made by Bateson, seconded by Cowan to adjourn meeting. Motion carried. Meeting adjourned at 7:38 PM

/s/ Dawn Henk, Clerk
Town of Bass Lake, Sawyer County