

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE & BOARD OF SUPERVISORS  
Thursday, September 7, 2006**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Dave Aubart, Helen Chevrier, Frank Cowan, Russ Iverson, Mark Olson and Phil Nies. Jeff Schultz was absent. A motion was made by Chevrier, seconded by Cowan, to approve the agenda with the addition of Steve Sletner, Skille Cranberry Marsh Development, and Ken LaCoy, Goss Road, under new business. Motion carried. Correspondence – none. The minutes of the previous meeting were read. Nies introduced Dawn Henk, the new Town Clerk. He thanked Chevrier for her work doing the minutes. Discussion occurred about taping the meeting but was not approved. Aubart motioned to approve the minutes, seconded by Iverson. Motion carried.

**ZONING:**

The Betchkal Properties variance request was denied by the Town of Bass Lake and the Sawyer County Board of Appeals.

The Osprey Creek dam will be removed after all stakeholders are notified.

1. Amendments – section 4.25 lot sizes. Nies presented the latest amendment from the Sawyer County Zoning Committee about lot sizes. Agricultural fencing would be exempt from certain requirements. Stone Lake would have certain setbacks. Motion made by Chevrier, seconded by Iverson, to recommend approval. Motion carried.
2. Variance – L. Landgraf. L. Landgraf has applied for the construction of a 10' x12' second story addition onto an existing nonconforming structure located 10 feet from the OHWM of Durphee Lake. Landgraf presented pictures of the structure and his plans for the addition. Discussion followed about the roof line. Several letters were sent out and four were returned with favorable comments. Discussion followed. Motion made by Iverson, seconded by Aubart, to recommend approval. Motion carried. Findings of Fact: A literal enforcement of the terms of the zoning ordinance would result in unnecessary hardship because it would not be the basis of economic gain or loss. The variance would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because it would not be damaging to the rights of others or property values and it would be due to special conditions unique to the property.
3. Variance – N. McCutcheon. McCutcheon has applied for a permit for construction of a 17'20' x 21'5" two story addition onto an existing nonconforming structure located 54 feet from the OHWM of Schoolhouse Lake. In 2002, a variance was approved for the same item. The variance was good for 2 years, but never utilized. The neighbor across the wetlands was approved with conditions in October, 2004. Several letters were returned, one with an objection. The objection listed the addition as being too close to the road and safety factors due to road closeness. Bill Sherrif, agent, explained the plans for the addition. Discussion followed, especially about the safety factor. Motion made by Iverson, seconded by Cowan, to recommend denial. Motion carried. Findings of fact: A literal enforcement of the terms of the zoning ordinance would not result in unnecessary hardship because: it would be for the convenience of the owner and it would be a self-created hardship. The variance would be contrary to

the public interest and would not be in compliance with the spirit of the zoning ordinance because it would be damaging to the rights of others or property values.

4. Rezone – J. Sandstrom and T. Weisheipl. Sandstrom and Weisheipl have applied for a rezone of approximately 24 acres out of a total of 40 acres from F1 to RR1. Approximately 8 acres are wetlands. No letters returned as of yet. The property borders Spring Lake. The surrounding area is zoned RR1. Weisheipl explained his plans for the property. Discussion followed about lot sizes for the remainder of the property. Motion made by Chevrier, seconded by Aubart, to recommend approval with the condition that any further subdivision be parcels of no less than 1.5 acres and there be a deeded easement of 66 feet. Motion carried. Findings of fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because it would not be damaging to the rights of other or property values and it would not create traffic or highway access problems.

5. Rezone - N. Stincic. Stincic has applied for a rezone of 1.53 acres out of 11.26 from Ag1 to RR1, off of White Beach Road. One phone call was received by Nies with questions about the driveway access. No letters returned as of yet. Discussion followed. Motion made by Chevrier, seconded by Cowan, to recommend approval. Motion carried. Findings of fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because it would not be damaging to the rights of other or property values and it would not create traffic or highway access problems.

6. Rezone – Sawyer County Housing Authority. The Housing Authority has applied for a rezone of 3.38 acres from C1 to RR1. The parcel is located at Anderson Road and Highway 27. S. Schroeder, agent for the Indianhead Community Action Agency, spoke of the plans for the property. Ownership would be by the Sawyer County Housing Authority. The development would consist of 6 units, 3 – 3 bedroom units and 3 – 1 bedroom units. D. Sarri, Sawyer County Housing Authority agent and maintenance supervisor, answered questions about the septic and the wells for the property. One letter returned with no objections. Nies received several phone calls with questions about the parcel. Jackie Dickinson, a resident on Anderson Road, presented a petition to the committee in opposition to the development. She stated that the area was to be left vacant for a play area. Schroeder stated that the housing would be for moderate income renters and would not be subsidized housing. Rents would be approximately \$5-600 per month. S. Suhsen spoke about the desperate need for affordable housing in the County. Schroeder spoke about the manner of how funding dictates the size of the units. Discussion followed on the unit size and the number of residents per unit. Another point brought up was the Comprehensive Plan's commercial use of the area. Motion made by Cowan, seconded by Aubart, for a recommendation for approval with up to 3 duplex units. Those voting in favor were Cowan and Aubart. Those voting against were Chevrier, Iverson and Olson. Motion defeated. A motion was made by Chevrier, seconded by Olson, to recommend denial of the application. Those voting in favor were Chevrier, Iverson and Olson. Those voting against were Aubart and Cowan. Motion carried. Findings of Fact: The change in zone district and/or conditional use would be contrary to the public interest and would not be in compliance with the spirit of the zoning ordinance because it would be damaging to the rights of others and property values, it would create an air quality, water supply or pollution problem and it would create traffic or highway access problems.

## **OLD BUSINESS:**

### 1. Park Committee

a) Grindstone Shallows – Iverson reported that the privy is in place. The cement forms for the pavilion are ready. The septic tanks have been abandoned. The gravel has been spread for the parking area. Nies has contacted T. Bengs regarding the park sign. It is in process of being made.

2. Lake Classification review – The review is on the agenda for the next Zoning Committee meeting. There is a plan to make class 4 lakes. Nies listed some of the possible criteria for class 4. These include acreage, fish species, lake sensitivity, or development. Some class 3 lakes may be designated class 4.

## **NEW BUSINESS:**

1. Steve Sletner - Skille Cranberry Marsh Development. S. Sletner, owner, gave a history of the project and his wish to rezone to RR1. There are 28 acres of high ground, which would be divided into approximately one acre lots. The DNR in 2001 denied the application for the filling in of the entire shoreline. He has petitioned to fill in acreage to yield 6 lake frontage lots. There was further discussion about the 28 units total, with a one acre average parcel and a common septic system. He may obtain a permit from the DNR for common piers, with a grass dike access to the lake front. Discussion followed.

2. Ken LaCoy – Goss Road. LaCoy presented plans for property on Grindstone Lake and Goss Road. The owner would like to convert approximately 85 feet of Goss Road to an easement road. This would give him a lesser setback for a dwelling. The easement road would serve 2 other parcels. Discussion followed. Several other suggestions were made to LaCoy to keep Goss Road an official road.

The next meeting is October 5<sup>th</sup> at 6:30 PM. Iverson moved the meeting be adjourned, seconded by Chevrier. Motion carried. Meeting adjourned at 9:55 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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