

Minutes of the January 17, 2017 Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 6:11 P.M. by Chairman Sleight.

Commissioners in attendance: Sleight, Hoehn, Johns, Hanson, Behnke, Rayala, Bauers

Also present: Zoning Administrator Thiessen

Public Visitors: Merry Perkins, Jo Ann Miller, Greg Holt, Mike Kramer, Paul Kobussen, Amy Kobussen, Matt Wittry, Kim Kost, Tom Joseph, Kevin Griffith, Evan Verploegh

Motion by Johns, second by Rayala, to approve agenda as posted and waive the reading.  
Motion carried.

Public Comments/Correspondence

None

Motion by Hanson, second by Johns, to approve the following minutes as presented:

1. December 6, 2016 Planning Commission Meeting
2. January 10, 2017 Workshop
3. January 10, 2017 Planning Commission Special Meeting
4. January 10, 2017 Public Hearing on the Proposed Amendments to Article 5.10
5. January 10, 2017 Public Hearing on the Tower Rd – Manit. River Bike Trail Loop

Rest Lake Apartments, LLC CUP application

Zoning Administrator Thiessen read the email from Robert and Kathleen Cook (copy attached to these minutes.) In answer to the questions posed by the Cooks, Amy Kobussen stated that the one building would be approx. 8,000 sq. ft., rated building capacity (doesn't have that information), consists of fitness machinery, workout room, 16x34 pool plus surround, sauna, locker rooms. Use of building will be by Eau Holdings employees and residents at the apartments. No future development planned. Access to building is via Woodland Drive. Discussion revealed a question about whether Woodland Drive is a town road or not.

Motion by Behnke, second by Johns, to approve the Rest Lake Apartments CUP application for a private clubhouse subject to it remaining a private clubhouse and subject to condominium amendment and addendum if required by Vilas County. Further subject to no commercial use, lease, or fees, and any additional buildings on the parcel will require review.

Roll call vote: Behnke: Aye Rayala: Aye Bauers: Aye Hanson: Aye Johns: Aye  
Hoehn: Aye Sleight: Aye  
Motion carried.

Camp Jorn 2 Inc. CUP application

Motion by Behnke, second by Hanson, to approve the application as presented.

Roll call vote: Behnke: Aye Rayala: Aye Bauers: Aye Hanson: Aye Johns: Aye  
Hoehn: Aye Sleight: Aye  
Motion carried.

Zoning Administrator's Report

Thiessen reported on progress on questions relating to the Seyfert permit process.  
Thiessen presented the monthly and 4<sup>th</sup> Q reports.

Secretary's Report

No discussion or action.

Discussion/action relating to the January 10, 2017 public hearing testimony on the Tower Rd – Manitowish River Bike Trail Loop.

Discussion on sending testimony from the public hearing to Steve Peterson of the DNR and transcribing oral testimony from the same hearing. Discussion on land use agreements with the DNR, on maintenance agreements with the donor, and on the Planning Commission taking a position on the bike trail segments.

Motion by Behnke, second by Rayala, that the Plan Commission supports connecting to the Mercer trail and the segment along Tower Road as presented, but withholds any support for the Hwy 51 segment and bridge until we have the results of the archeological study, the exact route, and possible alternative routes. Following discussion and clarification of the motion, second withdrawn by Rayala, and motion withdrawn by Behnke.

Discussion on using utility easements for trails. Rayala to seek clarification on the utility's position on using the easement for trails.

Reports from Town committees relevant to the work of the Commission

No discussion or action.

Comprehensive Plan Update

Citizen Participation Survey questions and comments were reviewed. Hoehn was directed to respond to survey comments/questions for which contact information was provided (a total of 10.)

Comprehensive Land Use Plan drafts of Chapters 2, 3, and 4 were reviewed and corrections, additions, and deletions were compiled that will be reported to the consultant.

Donations to the Town

No discussion or action

Amendments to the Manitowish Waters Zoning Ordinance Articles I – XIII

No discussion or action.

Next meeting February 7, 2017 at 6:00 P.M.

Meeting declared adjourned by Chairman Sleight. Time was 9:00 P.M.