

Approved 12/06/2016

Minutes of the November 16, 2016 Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 6:01 P.M. by Chairman Sleight.

Commissioners in attendance: Sleight, Rayala, Hoehn, Johns, Hanson, Bauers, Behnke
Also present: Zoning Administrator Thiessen

Public Visitors: Greg Maines, Mark Kolinski, Renee Kolinski, Alan Schachman, Ron Troller, Chris Troller, Jody Miller, Evan Verploegh, Bruce Mommaerts, Greg Holt

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

Public Comments/Correspondence

None

Motion by Behnke, second by Johns to approve the minutes of the October 4, 2016 Planning Commission meeting and the October 4, 2016 SMS Ventures CUP application public hearing as presented. Motion carried.

Zoning Administrator's Report

Zoning Administrator Thiessen presented three options for addressing an issue created by the fact that Cheery Blossom Lane does not lie within its platted right-of-way. Following a presentation by Mark Kolinski and subsequent discussion, motion by Hanson, second by Rayala, to allow construction up to 25 feet from the centerline of the existing roadway per drawing marked Exhibit A. Motion carried.

Thiessen presented a proposed subdivision by Robert Winters on McFarland Drive. The purpose of the subdivision (reconfiguration of the parcels) is to move the common line between two adjacent lots to eliminate encroachments, but which also has the effect of making a substandard (by Town ordinance standards) lot more substandard. The reconfiguration does meet county and state standards, which take precedence due to Act 41. The Commission determined that it could neither approve nor disapprove the land division.

Thiessen presented a proposed 2 lot subdivision on N Stone Lake Road by Henry Bauers. The subdivision meets town ordinance standards for creation of a back lot. Road access will be via a neighbor's private road. Motion by Rayala, second by Behnke to approve. Motion carried, with Bauers abstaining.

Secretary's Report

Hoehn presented his hours for approval. Motion by Johns, second by Rayala, to approve. Motion carried, with Hoehn abstaining.

Vilas County Bike Trail Expansion Plan

Hanson: Requested of Steve Peterson to reschedule the DNR hearing that was postponed last month, but have not yet received a response. Commission discussion on having a town level hearing prior to vs. simultaneously with the DNR hearing. Motion by Behnke, second by Hanson to hold a public hearing on the loop trail proposal on a date between Thanksgiving and Christmas. Motion carried.

Discussion on Vilas County Bike Trail Plan: Plan should designate Tower, Powell, Alder Lake, and Townline Roads as bike trail routes.

Following further discussion, motion by Behnke, second by Hanson, to amend the previous motion by rescheduling the hearing to January 10, 2017 at 6:00 P.M. Motion carried.

Amendments to Article 5.10 Forest Management and Tree Removal

Following discussion on proposed amendments to 5.10 previously presented, motion by Hanson, second by Johns, to adopt the proposed 5.10 amendment, and in addition to include Timber Stand Improvement as a conditional use in all other districts. Motion carried. Hearing date is December 6th.

Procedures for non-Town entities to bring proposals for routes and trails to the Commission

Sleight: A policy needs to be established so that people know how the Commission wants issues brought to it or a committee of jurisdiction. Suggestions by Bruce Mommaerts that if a policy is developed it should be incorporated into the land use plan, that an application form be created, and that the policy is the same for all, including Town entities. No action taken.

Town Donations Policy Review

Johns: Have a disagreement over what the policy is and what we should be reviewing. Following a reading of the policy and subsequent discussion, motion by Behnke, second by Rayala, to recommend to the Town Board to consider amending the donations policy to include donated items not currently covered. Motion carried.

Donations to the Town

Hanson reported that the Town Board had received a letter from Mrs. Uihlein requesting that the issues of the pavilion furniture, sprinkler system, and the maintenance agreement resolved before acting on the boat landing and trailer parking issue. Behnke read from an email forwarded from Amy Kobussen concerning the same issues. Discussion on boat landing funding, pavilion furniture, and using the pavilion as an alternate Music in the Park venue. No action taken.

Comprehensive Plan Update

Bruce Mommaerts presented the proposed Vision Statement. Motion by Hoehn, second by Bauers, to approve the draft Vision Statement language as amended. Motion carried.

Bruce Mommaerts continued from the October meeting a review of the draft SWOT Analysis. Following discussion, motion by Behnke, second by Bauers, to include the amended SWOT into the draft Comprehensive Plan. Motion carried.

Presentation by Bruce Mommaerts on topics such as the difference between the number projected housing units and the number of households, and a recommendation to incorporate recreation and bike/pedestrian plans by reference vs. restating those plans in the Comprehensive Plan.

Review of the Land Use Map for errors and omissions and required changes noted for a map update. Further review is still required.

Review of the Chapter One draft. Motion by Hanson, second by Bauers, to incorporate Chapter One, with several changes, into the draft Plan. Motion carried.

Other matters for discussion

No discussion or action.

Next scheduled meeting December 6, 2016, following the public hearing scheduled to begin at 6:00 P.M.

The January meeting will be held on January 17th, 2017, at 6:00 P.M.

Meeting declared adjourned by Chairman Sleight. Time was 9:06 P.M.