

Minutes of the December 6, 2016 Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 6:00 P.M. by Chairman Sleight.

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

Absent: Rayala, Bauers

Also present: Zoning Administrator Thiessen

Public Visitors: Amy Kobussen, Kevin Griffith, John Butler, Jo Ann Miller, Evan Verploegh, Greg Holt

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

Motion carried.

Public Comments/Correspondence

None

Motion by Hanson, second by Johns to approve the minutes of the November 16, 2016 Planning Commission meeting as presented. Motion carried.

Zoning Administrator's Report

Zoning Administrator Thiessen reported that the Strand/Pinecone Point lot line realignment approved in February 2015 is coming back for further review due to changes requested by owner. Owner's attorney has provided a resolution regarding the changes. Thiessen was directed to send the resolution to the Commission's attorney for review.

Thiessen presented a request for the subdivision of a lot with 204' feet of frontage on Little Star Lake. A complication is that the home is near the center of the lot and this may impact the 15' sideyard setback requirement. This issue will also be sent to the attorney for an opinion.

Thiessen presented an inquiry from a homeowner that desires to put an addition on his home, but realizes he will not be able to meet Town setback and impervious surfaces standards, though it may meet County and State standards. The Commission determined that due to Acts 41 and 55 the Town will not be able to enforce its more restrictive standards; however, a survey will be required and the Commission will have to review it.

Secretary's Report

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

Comprehensive Plan Update

A representative of the consultant was unable to attend this meeting, but did provide several comments via email. Copies of the Chapter 2 update was provided to Commission members, as well as copies of the public online survey comments section. Hoehn was directed to review the comments and determine which comments were associated with contact information so they could be directly answered, and to further review the comments to identify opinions for and against any issues of concern. Hoehn was further directed to inform the consultant that there was no need to rush to complete another draft chapter as Chapter 2 hasn't yet been reviewed.

Amendments to Article 5.10 Forest Management and Tree Removal

Hoehn reported he was unable to get the hearing notice to the Lakeland Times in time for it to be published twice over a two week period prior to December 6th. The hearing will be rescheduled to just prior to the January 17th Planning Commission meeting. (This was changed to January 10 later in the meeting.)

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

Hanson reported that he has been in communication with Bike Trail Inc., which has resulted in a draft document. Hanson asked if developing this procedure is for the Planning Commission to do, or is it something for the Town Board? Discussion on what Commission would like to see in any proposal from a non-town entity. Motion by Johns, second by Behnke, to recommend to the Town Board to create a procedure for the proposal of new routes and trails by non-town entities that will include, but not limited to, a map or plan, how maintenance is to be done, who is going to do the maintenance, how the project will be funded, and whether the funds are restricted or non-restricted. Motion carried.

Donations to the Town

Hanson stated that the proposal submitted last spring was \$245,000 for the boat landing and parking and some other work in the park. He will obtain an estimate for just the boat landing portion. Discussion on 20' boat landing planks vs. 14' and procedure – whether to first act on the donor's

desire to deal with the pavilion furniture and maintenance agreement and park sprinkler system, or whether to first set specifications and obtain costs for revamping the boat landing.

Kevin Griffith presented two estimates from local contractors for replacing the concrete portion of the boat ramp. One estimate was \$7,150; the second \$10,100.

Comments by Behnke that he hopes that there is room for compromise on the furniture; the sprinkler system has failed 4 or 5 times on a 2-1 vote; and he would like to have a maintenance agreement but would like to have landscaping out of that agreement.

Discussion on the reference to the "landscaped area" in the maintenance agreement and defining it, or removing the reference entirely. Discussion on maintenance of grounds around pavilion by town crew vs. donor's work crew.

Further discussion on boat ramp. Comment by Hanson that the Parks and Trails Committee has voted to recommend to the Town to hire a consultant to develop a master plan for Rest Lake Park, and that action on the boat landing should be deferred until the plan is developed, should the Town Board vote to hire the consultant.

Motion by Behnke, second by Johns, to recommend to the Town Board to continue discussion with the donor under the provisions of no sprinkler system, approve maintenance agreement without the landscaping provision, and approval of the furniture if it is not bolted down. Following discussion, amendment to the motion by Behnke, second by Johns, that the Town will maintain the landscaping to the level that it is has been maintained. Motion carried.

Other matters for discussion

Hoehn read motions from the November 29, 2016 Parks and Trails Committee that were recommendations to the Planning Commission:

1. M/S/C: Parks and Trails Committee recommends to the Planning Commission and Town Board that other trail options to connect to Mercer should be discussed at Public Hearing.
2. M/S/C: Recommend to the Planning Commission and Town Board that the bike trail public hearing date and information, including that people can bring other trail options, needs to be well publicized by the Town.
3. M/S/C: Recommendation to the Planning Commission and Town Board that they continue open communications with Bike Trail Inc.

Future Planning Commission agendas are to have a section for committee reports.

Sleight stated that there is no reason to have to post Planning Commission meetings as dual Planning Commission and Town Board meetings.

Johns suggested that the SWOT analysis be updated with "reduced fish and game levels in the area" as a Threat. Hoehn was directed to pass this along to the consultant.

Next scheduled meeting January 17th, 2017, at 6:00 P.M.

The Commission will be holding two public hearings on January 10, 2016 at 6:00 P.M. The first hearing will be regarding the ordinance changes, followed by the public hearing regarding the bike trail on state land first proposed in September.

Meeting declared adjourned by Chairman Sleight. Time was 7:45 P.M.