

Approved 12/05/2017

Minutes of the November 7, 2017 Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 6:22 P.M. by Chair Dan Sleight.

Commissioners Present: Sleight, Becker, Hoehn, Hanson, Bauers, Johns, Kramer
Also Present: Zoning Administrator Thiessen

Public Visitors: Bob Cook, Alan Schachman, Dennis Wilm, Merry Perkins, Greg Holt, Elizabeth Gering, Kim Kost, Kevin Griffith, Gale Wolf, Dan Hilbert, John Hilbert, Kay Krans

Approval of Agenda

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

(Town Board Chair John Hanson called the Town Board to order, noting that this was posted as a joint meeting. Motion by Becker, second by Kramer, to approve the agenda as posted. Motion carried.)

Public Comments and Correspondence

None other than emails received and incorporated into the just concluded public hearing.

Reports and/or Recommendations from Town Committees

No discussion or action

Reading and Approval of Minutes

Motion by Johns, second by Hanson, to approve the October 3, 2017 Meeting minutes, the Luszczak and Donovan CUP Public Hearing minutes, and the October 3, 2017 Tschurwald Petition Public Hearing minutes, as presented. Motion carried.

Zoning Administrator's Report

Zoning Administrator Thiessen presented his 3rd quarter reports, noting that activity is up a bit from last year.

Thiessen presented a subdivision map proposed by the Mary Langlois Trust. She owns two adjoining parcels and wishes to reconfigure the common line as one parcel is being sold. No change in amount of frontage on either lot. Has received preliminary approval at the county level. Thiessen to approve via administrative action.

Secretary's Report

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

New Business

Petition by Rest lake Apartments to Amend the Preferred Land Use Plan Map. Question and discussion on what happens to the CUP, which is specific to a property, if a rezone is granted. The question will have to be directed to the attorney. Discussion on the implications to the subject parcel of rezoning, as well as to adjoining parcels. Discussion on the waterfront strip recently obtain by Rest Lake Apartments and the potential for future development. Discussion on what could happen, what is likely to happen, and how that relates, or even if it does, to the question before the Commission.

Amy Kobussen: No long range plan; no intention to do anything in the future. Mrs. Uihlein does not want to damage the lakefront; is doing some riprap to protect it. Have discussed putting a pier out in front of the apartments. Thinks of the fitness center project as kind of an add-on to the pavilion and something for the town. Not driven by commercial considerations.

Comments that perhaps the parcel could be split so that only the portion of the lot used by the facility would be rezoned and the remainder stay R-2; that the question should not be framed as just looking at a fitness center, but rather as rezoning to commercial where anything could happen; discussion on impacts to the Comp Plan, on whether the concept of spot zoning applies, on the

possibility of splitting the parcel and impacts on the shoreline, and on the possibility of amending the CUP to allow the desired use.

Motion by Hanson, second by Bauers, that the Plan Commission recommend to the town board that the preferred land use map be amended to change the parcel from residential to commercial.

Following discussion on the possibility of an amendment to the CUP rather than rezoning, the definitions of a "private clubhouse" and "Public and semi-public uses", and the emergence of questions that require an answer before the process can be moved forward, Hanson withdrew his motion and Bauers withdrew his second.

Motion by Hanson, second by Kramer, that the zoning administrator be directed to obtain an attorney's opinion for three questions: 1. Can a CUP be amended by the PC? 2. Assuming we can amend a CUP, could we amend it such that the commercial use of a fitness center would be an allowable use in R-2? 3. If we rezone to allow this use, what happens to the existing CUP granted 1-17-2017 prohibiting commercial use under the previous zoning classification? Motion carried.

Old Business

Motion by Hoehn, second by Bauers, to recommend to the Town Board that Article IX of the zoning ordinance be amended as published. Roll call vote: Bauers: Aye Kramer: Aye Johns: Aye Hanson: Aye Hoehn: Aye Becker: Aye Sleight: Aye

(Motion by Kramer, second by Becker to accept the recommendation of the Planning Commission regarding amendments to Article IX. Motion carried. Being no further business, Hanson declared Town Board meeting adjourned.)

Next meeting December 5, 2017 at 7:00 P.M.

The Planning Commission meeting declared adjourned by Chair Sleight. Time was 7:34 P.M.