

Minutes of the December 5, 2017 Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 7:00 P.M. by Chair Dan Sleight.

Commissioners Present: Sleight, Becker, Hoehn, Hanson, Johns, Kramer

Absent: Bauers, Zoning Administrator Thiessen

Public Visitors: JoAnn Miller, Greg Holt

Approval of Agenda

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

Public Comments and Correspondence

None

Reports and/or Recommendations from Town Committees

No discussion or action

Reading and Approval of Minutes

Motion by Hanson, second by Kramer, to approve the November 7, 2017 Public Hearing on Amendments to Article IX minutes, the November 7, Public Hearing on the Petition to Amend Preferred Land Use Plan minutes, and the November 7, 2017 Meeting minutes as presented. Motion carried.

Zoning Administrator's Report

Hoehn reported that ZA Thiessen remarked that he had heard from the property owner on Hunter's Point that has the driveway issue that she is having trouble obtaining bids for the work she is obligated to perform, but that she continues to try.

Secretary's Report

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

Discussion/Action on Eau Holdings Petition to Amend Preferred Land Use Plan

Hanson reported that, in conversations Thiessen had with Vilas County Zoning Administrator Dawn Schmidt, she suggested that this could be a good application of a "use variance", which is now authorized by changes to state law. The variance is to be considered by the Board of Appeals, but three members have recused themselves, resulting in quorum issues, which in turn resulted in rescheduling the hearing first set for December 15.

Sleight: Understands that a use variance only applies to a use inside a building, doesn't change anything outside that applies to the conditional use already approved. Also understands that the County is resistant to zoning changes on properties close to lakes.

Hanson: Use would be a fitness center, which is approved; the use variance would apply to public use of the center rather than just private.

Motion by Becker, second by Kramer to table this item. Motion carried.

Amendments to the Manitowish Waters Zoning Ordinance

Hoehn suggests looking at allowing guests houses of less than 960 sq ft. Will have to check with County on their minimum requirements.

Hanson reports that the airport committee has been reviewing ordinances relating to structure limitations in the vicinity of airports. To be a future agenda item.

Hoehn suggested looking at considering ordinance changes for some regulation of rentals of 7 days or more in R-1 districts that are now allowed due to recent changes in state law.

Next meeting January 9, 2018, at 6:00 P.M.

Meeting declared adjourned by Chair Sleight. Time was 7:24 P.M.