

Minutes of the May 7, 2019 Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 6:09 P.M. by Chair Dan Sleight.

Commissioners Present: Dan Sleight, Robert Becker, John Hanson, Vince Hoehn, Dan Johns Jr, Mike Kramer

Also present: Zoning Administrator Tom Thiessen

Public Visitors: Nick Simonis, Dan Meier, Greg Maines, Chuck Kramer, Ronald Postema, Elizabeth Postema

Approval of Agenda

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

Public Comments and Correspondence

None

Reports and/or Recommendations from Town Committees

None

Governmental Correspondence

None

Reading and Approval of Minutes

Motion by Johns, second by Hanson, to approve the April 2, 2019 Regular Meeting minutes as presented. Motion carried.

Zoning Administrator's Report

Thiessen reported that he has received two requests regarding Planned Community Development projects. We have a zoning district for PCDs but presently have no properties in it, and have not gone through this process before.

Greg Maines of Maines and Associates spoke on the benefits of PUD/PCDs as a planning tool, and on the approval process. Discussion on standards and how the PCD zoning district is intended to be utilized.

Nick Simonis of Jenick Properties spoke on how condo ownership impacts buyer financing, and how that in turn impacts his ability to construct and sell affordable housing, and how high land costs in the town do not allow the purchase of single family tracts and the construction of affordable rental housing to cash flow.

Discussion on the process of rezoning a parcel presently in condominium ownership to PCD. The Jenick Properties parcel would also require public hearings and a change in the Land Use Plan map. Given this information, Nick Simonis indicated he would first pursue other avenues to his goal.

Greg Maines presented a proposed PCD, the Plat of Mill Point. The ratio of common area to lot is 50:50, and within each lot is substantial green space. The overall area is 5 acres. The buildings are clustered, but the overall density requirement is achieved. The County has approved. The next step is to apply for a Land Use Plan map change, and then a rezone at the town level. The County does not require a map change and rezone due to the fact that their PUD is an overlay over existing districts.

Thiessen and Chuck Kramer addressed an issue that Kramer has in constructing a driveway off Osprey Lane. Because of the proximity of a wetland, Kramer needs to create a backslope by cutting into a bank that lies within 15 feet of the property line. The roadbed itself will be more than 15 feet from the property line. The consensus of the commission is that this would be OK if the slope was revegetated, including with seedlings.

Secretary's Report

Hoehn reported that there is a planning commission vacancy due to the resignation of Frances Whitfield. As Dan Sleight's term is up this year, the Town will be advertising for two positions.

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

Unfinished Business

Article X.V (Rules and Procedures for Issuance of Conditional Use Permits) and compliance with WI Act 67: Hoehn reported that Attorney Matt Yde has provided his advice in the matter in written form, which Hoehn distributed to the Commissioners. This will be a future agenda item.

New Business

Postema CUP application: After discussion, motion by Johns, second by Becker, to approve the application with the conditions of wood siding and colors to match the exhibit. Roll call vote: Becker: Aye Johns: Aye Hanson: Aye Hoehn: Aye Kramer: Aye Sleight: Aye Motion carried.

Spider Lake Land Company rezone petition: Motion by Hoehn, second by Johns, to recommend to the Town Board to rezone the subject parcel to General Business from Multi-family. The Land Use Plan already has the classification of this parcel as Commercial. Roll call vote: Becker: Aye Johns: Aye Hanson: Aye Hoehn: Aye Kramer: Aye Sleight: Aye Motion carried.

Next scheduled meeting June 4, 2019 at 7:00 P.M.

Meeting declared adjourned by Chair Sleight. Time was 7:15 P.M.