

Minutes of the June 4, 2019 Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 7:14 P.M. by Chair Dan Sleight.

Commissioners Present: Dan Sleight, John Hanson, Vince Hoehn, Mike Kramer

Absent: Robert Becker, Dan Johns, Jr

Also present: Zoning Administrator Tom Thiessen

Public Visitors: Fred Wiedenbauer, Sr, Fred Wiedenbauer Jr, Janet Hawkinson, Rich Hawkinson, Mary Propernick, Corban Klug, Greg Holt

Approval of Agenda

Motion by Hanson, second by Kramer, 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 Hanson, second by Kramer, to approve the May 7, 2019 Postema CUP minutes, the May 7, 2019 Spider Lake Land Co Rezone Petition Public Hearing minutes, and the May 7, 2019 Regular Meeting minutes as presented. Motion carried.

Hawkinson CUP Application

Thiessen stated that all in the application looks good to him. With no further discussion, motion by Hanson, second by Hoehn, to approve the application. Roll call vote: Kramer: Aye Hoehn: Aye Hanson: Aye Sleight: Aye Motion carried.

Chryst CUP Application

In response to a question, Fred Weidenbauer Sr stated that only one tree is coming down, and it is located between the two dwellings. Motion by Kramer, second by Hanson to approve. Withdrawl of second by Hanson, and motion by Kramer. Motion by Kramer to approve the application pending County approval. Second by Hanson. Roll Call vote: Kramer: Aye Hoehn: Aye Hanson: Aye Sleight: Aye Motion carried.

Zoning Administrator's Report

Regarding the violations on the Avenue of the Balsams, Thiessen is waiting to hear from Vilas County Zoning Deputy Jim Janet about action the County will be taking after issuing the stop work order. Kramer reported that he has observed that there are still people working on the grounds. Thiessen will revisit the property and report to Janet. Discussion on fines and penalties for the blatant, continuing work after the stop work order. Hanson reported that the DNR is also involved due to the attempt to construct a boat ramp. Thiessen was instructed to contact the Woodruff DNR office for information about that matter.

Thiessen reported on how the County handles Planned Unit Developments, which they call "cluster or conservation subdivisions." The minimum is 5 acres. The Town's PUD ordinance is wordy and complicated, but still doesn't provide complete guidance. Should be a future agenda item for discussion.

Secretary's Report

No discussion or action

Unfinished Business

Article X.V (Rules and Procedures for Issuance of Conditional Use Permits) and compliance with WI Act 67: Sleight stated that we could add more words to the ordinance language, but he feels we have been following the recommended guidelines by utilizing the language we already have. Hanson stated the purpose of the guidelines is to ensure that personal opinions are taken out of the decision making process and that the decision is fact based. Commissioners are to further review the materials provided by the attorney, and at the August meeting decide if any action is required.

#### New Business

Discussion/Action on Article 4.9: Hanson suggested creating some templates, or proposed layouts, with higher density standards than the 2 acre minimum now required to allow for more affordable housing. Sleight suggested this might be better accomplished as multi-family, as in duplexes. This would be the mechanism to increase density on a property. For future discussion.

Next scheduled meeting August 6, 2019 at 7:00 P.M.

Meeting declared adjourned by Chair Sleight. Time was 7:39 P.M.