

**Approved 09/03/2019**

MANITOWISH WATERS PLANNING COMMISSION and  
MANITOWISH WATERS TOWN BOARD Joint Public Hearings  
Mill Point Condominiums Zoning District Change Petition  
**August 6, 2019**  
Manitowish Waters Airport Terminal Building

Planning Commission Chair Dan Sleight called the Planning Commission Hearing to order at 7:00 P.M., and Town Board Chair John Hanson called the Town Board hearing to order at 7:00 P.M.

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

Also Present: Zoning Administrator Tom Thiessen

Public Visitors: 18 citizens (See attached sign-in sheet)

Chair Sleight read into the record the legal notice as posted July 19, 2019 and published as two insertions in the Lakeland Times. Town Board Chair Hanson also read into the record the legal notice.

Sleight called for testimony. The petition was introduced by Greg Maines, of Maines and Associates, as agent of the owner. The petition is an effort to change the form of ownership from condominium to individual parcels. Outlot 1 is common area, Lots 1-6 have structures in place, and Lots 7 and 8 are existing vacant lots. Some of the condo unit expansion areas have been reduced, and a platted unbuilt storage building has been removed from the plat. Roughly the same amount of common area as lot area. Use will stay the same as in existing R-1 use. Each lot would be restricted to one dwelling and one accessory structure, limited to 4,000 sq ft total on Lots 7 and 8.

Questions from the audience regarding use and development of the parcels and common area.

Question on whether Lot 3 created a keyhole access. Questions on extent of tree cutting. Discussion on General Development Plan vs. Specific Implementation Plan requirements.

Tom Joseph: Requests that commission go through the ordinance, specifically 4.9 (F.) 1 to see if the General Development Plan requirements have been met.

Andy Joseph: Don't see anything meeting F.(1)B – requirement for existing topography and key features, such as a creek in the middle of Lot 8, and utility easements.

Tom Joseph: Have not met the requirement for "appropriate statistical data" as stated in F.(1)D.

Andy Joseph: Have not met requirements for any of F.(1.) Concerned about a lack of a development plan for sensitive areas on Lots 7 & 8.

Gail Joseph: Concerned about the swampy area being dredged out and turned into some type of harbor.

Jill Zifkin: Given size of building space being proposed for Lots 7 and 8, what deforestation would occur and what impact that would have on surrounding forest and wetlands.

Jerry Caya: Would like to see it residential the way it is and not turned commercial – busy enough, no more boats, traffic.

Gail Joseph: Would like to see some sensitivity to lights on the shoreline at night.

Tom Joseph: Referring to 4.9 (E.) 1., proposal does not adequately address the "Character and Intensity of Land Use" requirement.

Joan Byram: Joan and Will Byram agree with Jerry Caya and Tom Joseph on all those issues – need a much more clear cut plan.

Jill Zifkin: Concerned that any digging for a structure could have any impact on the wetlands and water quality – a very sensitive area. Fits with what Tom was saying.

Chair Sleight called 2 times for further testimony. Hoehn read into the record an email received from James Patterson, and is attached to these minutes. Sleight called 1 more time for further testimony.

Chairs Sleight declared the hearing closed at 7:42 P.M., followed by Town Board Chair Hanson declaring the Town Board Hearing closed at 7:42.