

Minutes of the **October 6, 2020** Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 7:18 P.M. by Chair Dan Sleight, following the conclusion of the two public hearings that began at 7:00 P.M.

Commissioners Present: Dan Sleight, Vince Hoehn, Mike Kramer, Robert Becker, John Hanson, Dan Johns, Jr  
Also Present: Zoning Administrator Tom Thiessen

Public Visitors: Wayne Riebe, Greg Jones, Matt Prescott, Eric Smithback

#### Approval of Agenda

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

#### Public Comments and Correspondence

The Commission received a copy of an email from Joan and Will Byram, also addressed to the town chair and the Vilas County Zoning Administrator, the subject of which is a proposed tower along Fallon Road (site is actually located in the Town of Boulder Junction.)

John Hanson updated the Commission on the issue of the tower. Vilas County has issued a permit for a tower in that location. State law says that a hearing is not required for a communications tower. Following meetings and discussions, the company involved is presently looking at other locations.

Hoehn reported that an email had been received from a commercial concern about our fee schedule for solar panels.

#### Reading and Approval of Minutes

Motion by Becker, second by Johns, to approve the September 1, 2020 Keeler CUP Public Hearing Minutes, the September 1, 2020 Quinlevan Zoning District Change Petition Public Hearing Minutes, and the September 1, 2020 Regular Meeting minutes as presented. Motion carried.

#### Zoning Administrator's Report

Discussion on how a roof mounted solar panel could be considered a roof modification, with the consensus being that a roof mounted solar panel installation requires a permit. It is recommended that the Town Board add something to the fee schedule for ground mounted solar panels, perhaps building off the satellite dish fee.

Thiessen introduced Matt Prescott, who wishes to move a lot line that divides two lots he owns. Matt Prescott described his plans, which involve tearing down two buildings and selling one of the lots. A complication is that this realignment would not allow for the 5' setback required for the septic system. Thiessen suggested a sunset provision for the existing septic. The realignment essentially creates two new lots, which would require approval at the Town level. Sleight suggested that some soil work be done now, rather than waiting until the system fails or is otherwise required to be replaced.

Thiessen and Hoehn reported on a question about guest houses, specifically the number of guest houses allowed in R-1. In November there will be a public hearing and CUP application for a property zoned R-1 with 3 guest houses (had been a resort, and new owners want to return it using it as a resort.) Discussion on definitions for principal and accessory structures, and guest house.

#### Secretary Report

Hoehn presented the secretary's hours for approval. Motion by Johns, second by Kramer, to accept the secretary's report. Motion carried, with Hoehn abstaining.

#### New Business

- A. Balduc CUP Application: Thiessen reported on what he observed when he visited the site. The building would be 18' off the lot line, and given the driveway, expects all doors would be facing the center of the lot. Following discussion, motion by Hanson, second by Johns, to approve the application, conditioned on earth-tone colors, wainscot, 2' overhangs with soffit and fascia.

Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Sleight: Aye Motion carried.

- B. Jones CUP Application: Commissioners question owner Jones about the design of the guest house (bedrooms on second level, lower level an open space and bathroom.) Jones believes that construction will have no impact on neighbor's well or trees. Motion by Johns, second by Becker, to approve the application as presented.

Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Sleight: Aye Motion carried.

- C. 2021 Planning Commission budget: After discussion, no changes recommended for 2021.

- D. Plan Commission Secretary Evaluation: Motion by Johns, second by Hanson, to go into closed session.

Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Sleight: Aye Motion carried. Time was 8:18.

Motion by Hanson, second by Johns, to reconvene in open session.

Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Sleight: Aye Motion carried. Time was 8:22.

Motion by Becker, second by Johns, to increase the secretary's wage by \$1.00/hr, beginning in 2021.

Motion carried, with Hoehn abstaining.

Unfinished Business

- A. Keeler CUP application: Motion by Johns, second by Becker, to bring the application off the table. Motion carried. Applicant agent Wayne Riebe described the construction: overhead doors will be in the gable end facing SE toward the house. Only a couple of trees will have to come down. Building will have 9' walls, aluminum soffit and fascia, same wood siding as house, used only as cold storage. Motion by Johns, second by Hanson, to approve the application as presented.

Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Sleight: Aye Motion carried.

- B. Discussion on ordinance language relating to applying R-1 rules to other zoning districts: No discussion or action. To be carried over to next meeting.

Next scheduled meeting: Monday, November 2, 2020 at 6:00 P.M., following four CUP Public Hearings.

Meeting declared adjourned by Chair Sleight. Time was 8:25 P.M.