

Minutes of the **November 2, 2020** Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 6:21 P.M. by Town Chair John Hanson, in the absence of Chair Dan Sleight, and following the conclusion of the four public hearings that began at 6:00 P.M.

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

Public Visitors: Greg Maines, Jeremy Faber, Angela Faber, Ryan Johnson, Wade Hucker, Christine Hucker

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 an email from Jeanne Bergstrom, also addressed to Boulder Junction Town Chair Dennis Reuss and Vilas County Zoning Deputy Jim Janet, the subject of which is a proposed tower along Fallon Road (site is actually located in the Town of Boulder Junction), and stating that the writer "strongly oppose(s) the need and siting of this cell tower."

Reading and Approval of Minutes

Motion by Johns, second by Becker, to approve the October 6, 2020 Balduc CUP Public Hearing Minutes, the October 6, 2020, 2020 Jones CUP Public Hearing Minutes, and the October 6, 2020 Regular Meeting minutes as presented. Motion carried.

New Business

- A. Hucker CUP Application: Wade Hucker stated that the building would have soffit and fascia, with 2' overhangs, wainscot, and built 20' off the lot line. Would be utilizing a surveyor to establish lot line. Existing driveway runs close to new building. Thiessen stated there was no problem with impervious surfaces. Following discussion, motion by Johns, second by Kramer, to approve the application as discussed, conditioned on soffit and fascia, doors facing into the lot, earth-tone colors as shown.
Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Motion carried.
- B. Keith CUP Application: Thiessen stated the boat house is regulated by the County; we review only because of the number of buildings on the lot. Following discussion, motion by Johns, second by Kramer, to approve the application, subject to the use of earth-tone colors, and within County size limits.
Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Motion carried.
- C. Sullivan CUP Application: Ryan Johnson stated that the 15x20 boathouse would have a full field stone exterior. Following discussion, motion by Johns, second by Becker, to approve the application, conditioned on earth-tone colors or natural exterior, and within County size limits.
Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Motion carried.
- D. Faber CUP Application: Thiessen stated that the property is zoned single family by the Town, and Recreational by the County. Angela Faber stated that the cabins are really not useable in their present condition. Will be rental units. Jeremy Faber stated that the property had been viewed by the County, and they are OK with their plans. Don't wish to remove trees, and the only way to do that is to rebuild in the same locations. Moving to 25 ft off the property line will require moving the cabins to the middle of the driveway and the destruction of a dozen pine trees. Septics were put in in 2000, but the wells will have to be replaced. Following discussion, motion by Hanson, second by Kramer, to approve the application subject to obtaining a variance allowing construction at less than 25 ft, but no less than 15 ft, from property line.
Roll call vote: Johns: Aye Becker: Aye Kramer: Aye Hanson: Aye Hoehn: Aye Motion carried.

Zoning Administrator's Report

Thiessen and Greg Maines presented a preliminary replat of Nob Hill Condominiums, intended to clean up some issues created because past construction at Nob Hill has not been in compliance with the existing plat.

Thiessen and Maines also presented a 3 lot subdivision on Alder Lake Rd/Alder Circle. The subdivision will consist of three off water 2 acre parcels, with a remaining 19 acre parcel. Thiessen will review and approve both the condo plat and subdivision administratively.

Hoehn initiated a discussion on signs (that require a permit) that are placed in the Hwy 51 right of way, which we consider as prohibited off-premise signs. Hanson will contact a WisDOT representative for the DOT's views on signs in the Hwy 51 right of way.

Secretary Report

No discussion or action.

Unfinished Business

- A. Permit fees for solar panel installations: Thiessen stated that the issue is more than just establishing a fee schedule for installations, as we do not have any ordinance language regulating either roof mounted or ground mounted solar panels, other than permits required for roof modifications or construction outside the building footprint. Hanson to contact the Towns Association regarding possible example ordinance language. To be carried over to a future meeting.

- 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: December 1, 2020 at 6:00 P.M.

Meeting declared adjourned by Chair Hanson. Time was 7:12 P.M.