

**Approved 08/03/2121**

MANITOWISH WATERS PLANNING COMMISSION  
Justinak CUP Application Public Hearing Minutes  
**June 8, 2021**  
Manitowish Waters Community Center

Chair Dan Sleight called the hearing to order at 6:46 P.M.

Commissioners Present: Dan Sleight, Robert Becker, Vince Hoehn, John Hanson

Absent: Dan Johns, Jr, Mike Kramer

Also present: Zoning Administrator Tom Thiessen

Public Visitors: 24 public visitors in attendance; a copy of the sign-in sheet is attached to these minutes.

Chair Sleight read into the record the legal notice as posted May 24, 2021 and published as two insertions in the Lakeland Times.

Sleight called for testimony. Zoning Administrator Thiessen introduced the applicant's project.

Applicant Vince Justinak stated that they planned on moving to Manitowish Waters full time and need a place to store vehicles, boats, etc. rather than out in the open. The structure will be 70 ft from Maple Lane, with the closest property line at 90 ft. The original plan was for a wood frame structure, but had trouble finding a contractor that could complete the project on a timely basis, and therefore decided to go with a metal sided post-frame structure. There is an open area on the lot, but the previous owner had filled a depression with soil and stumps, and is not suitable for supporting a structure. Structure will have windows all around, soffit and fascia, wainscoting, and one overhead door facing east.

Sleight called for public comments. Question from the audience about whether the building would be heated. Justinak replied that it will be cold storage.

Mike McKeon stated that he objects to the size and location. It will be 320% larger than the 26x30 metal sided building permitted by ordinance, and it will be something he sees every day. It is inappropriate for the zoning district. He rejects the argument that applications for similar structures have been approved in the past. We don't have useful remedies if someone doesn't follow the permit – can't monitor all these deviations. The ordinance does not state that an accessory building is permitted before the primary building is constructed – want to get back to following the ordinances.

Rob Friedley stated that their association of five landowners object to the size and nature of the building. There are plenty of places where a 42x60 building is appropriate, but not on a lake-front lot. Where do you draw the line, and what becomes normal? Four months of the year one may not see it, but when the leaves drop it will be visible. It will generally not be obscured for full-time residents.

Vince Justinak asked if he should be just storing all his vehicles and boats outside – he has plenty of outdoor space with the two lots. He is trying to clean it up and add trees. Justinak asked Thiessen if there is a size restriction on wooden storage buildings. Thiessen replied that we have setback and

impervious surface restrictions, and a height restriction. If the building was wood sided, “we wouldn’t be here.”

Jim Higgins stated that he questions the use of metal-sided storage buildings in a residential area – they should be restricted to commercial districts. He will see this building at least three times a day, and it will be an eyesore. He doesn’t want it, and the neighbors don’t want it.

Lynn Schroeder stated that the ordinances are written for a reason, and we need to abide by them.

Hoehn read emails from Valerie and Geary Axen, Denise Quandt and Tim Feldt, Jim and JoAnn Bertagnoli, Mike and Sarah McKeon, Sara Muender and Thomas Folsom, and Adele McGraw Craft. Rob and Jen Friedley waived the reading of their email received at the zoning office. One email was received from a writer who requested anonymity, and was not read into the record. All of the emails expressed opposition to the application, and are attached to these minutes.

Mona Wiechmann stated that a 50 by 90 pole building was proposed for a property on Little Star Lake, and has not yet been approved. But the trees are already cut. How did that happen? And what can be done about it?

Gayle Wolf stated that he is concerned about the precedent that can be and is being established. He has noted a huge concrete foundation for a new garage on the corner of Powell Rd and Blue Goose. If we continue to allow this, it will lead to a mess.

Chair Sleight called three times for further testimony. Hearing none, Sleight declared the hearing closed. Time was 7:18 P.M.