

Minutes of the **June 29, 2021** Special Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 7:15 P.M. by Chair Dan Sleight.

Commissioners Present: Dan Sleight, Robert Becker, John Hanson, Vince Hoehn, Mike Kramer, Lynn Schroeder

Absent: Dan Johns, Jr

Also Present: Zoning Administrator Tom Thiessen

Public Visitors: 14 public visitors in attendance; a copy of the sign-in sheet is attached to these minutes.

Approval of Agenda

Motion by Hanson, second by Becker, to approve the agenda as posted and waive the reading. Motion carried.

Public/Governmental Comments and Correspondence

None

Reading and Approval of Minutes

Motion by Hanson, second by Sleight, to approve the June 8, 2021 Special Meeting minutes as presented. Motion carried.

Zoning Administrator's Report

None

Unfinished Business

Unpermitted clear cutting on Alder Lake Road: Thiessen reported that he, John Hanson, Dan Sleight, and David Bartling met at the site on June 12th. Hanson reported that clearing was done up to the roadway, including the right-of-way. They had discussed about replanting to create a buffer, but off the right-of way. David Bartling stated that 50 – 75 trees have been planted, most small, but some larger ones. They are being watered. They can not get more trees now – nurseries are shut down until fall. Bartling raised his concerns with the procedure followed in granting the cutting permits, and that perhaps there was some misunderstanding. Hanson informed Bartling that what the Commission would like to see at the next meeting a plan for restoration with a timeline – the area for restoration and the number and type of trees. In response to a question, Bartling stated that plans for the property involve land division and employee housing.

Tabled Justinak Cup application: Motion by Becker, second by Schroder, to take the application off the table for discussion and action. Motion carried. Vince Justinak stated that he had talked to his closest neighbor; he relayed his intention to plant trees and they discussed colors. His neighbor is now OK with his plans. He can put in some trees towards Maple Lane, but it is 70 feet and the trees are already quite thick. He may put in another window and will do wainscot, but it will not be rock due to cost. Mike McKeon stated that at the last meeting the applicant was asked to submit a plan – has it been provided as requested? If there is a plan, he would like to see it. Jeff Hegemann relayed his experiences while trying to obtain a CUP for a metal building – was rejected twice. Eventually he ended up with a building 110 feet back and half the size – didn't like it at the time, but it turned out fine. Jeff Justinak inquired how far from the property is neighbor input going to be recognized as germane to the discussion. Landscaping as a factor to a building being permitted is an invalid discussion – it's completely subjective. Setbacks are 300% greater than they need to be. Mike McKeon reiterated all that he wants to hear is the plan. He does not object to having a building, but wishes to protect our residential properties. Following further discussion, Motion by Hanson, second by Kramer, to approve the CUP building as specified with wainscot, soffit, and fascia, colors to be beige and green, and conditioned upon the planting of an adequate number of trees and shrubs on the South and West sides to provide an effective screen. Roll call vote: Hoehn: Aye Kramer: Aye Hanson: Aye Becker: Aye Schroeder: Aye, Sleight: Aye Motion carried.

New Business

Stern CUP application: In response to questions from the Commission, Angela Stern stated that there is only one overhead door – it is not a drive-thru, and there are windows facing the road only. Thiessen stated that a document would need to be provided proving that the parcels have been combined. Following discussion on limiting tree cutting around the perimeter of the structure, motion by Becker, second by Schroeder, to accept the application as presented as to colors, wainscot, and overhangs, but limit cutting around the building to 20 feet of clearance on the N, S, and E sides. Amendment by Becker, second by Schroeder, applicant must provide documentation indicating that the

parcels have been combined into one. Voice vote on amendment. Motion carried. Roll call vote on the amended motion: Hoehn: Aye Kramer: Aye Hanson: Aye Becker: Aye Schroeder: Aye, Sleight: Aye Motion carried.

Thiessen suggests that we send a letter out to tree cutters and excavators stating that they should not enter a job unless they see the orange permit card. He is not sure how to fashion such a letter, that perhaps it is a job for an attorney. Discussion on fines and application of them. Discussion on including a letter in the tax bills so that landowners are put on notice that permits are required and that there are fines for non-compliance.

Article 5.8 Condominiums: Thiessen stated that condominium law changes from time-to-time, the County zoning deputies are trained in it, plus the County has a corporate counsel to review condo docs. We give approval just based on a map. He recommends that we leave the entire matter to the County and remove regulation of condominiums from the zoning ordinance. Hanson reported on communications from our attorney in regard to this matter in relation to the developing issue affecting Pinecone Point Condominiums. Following discussion, it was decided to schedule a public hearing in August in regard to rescinding Article 5.8 in its entirety from the General Zoning Ordinance.

Meeting declared adjourned by Chair Sleight. Time was 8:18 P.M.

Next scheduled meeting: Special Meeting August 3, 2021 following the public hearing beginning at 7:00 P.M.