

Minutes of the **September 7, 2021** Regular Meeting of the Manitowish Waters Planning Commission

Meeting called to order at 7:14 P.M. by Acting Chair John Hanson, following completion of two Public Hearings.

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

Public Visitors: Greg Holt, Chris Lanser, Rob Eshoo, Esther "Sam" Solar, Chris Gangemi

#### Approval of Agenda

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

#### Public/Governmental Comments and Correspondence

Hoehn presented copies of letters from the Manitowish Waters Lakes Association President Greg Holt, and from North Lakeland Discovery Center Director John Heusinkveld. Copies are attached to these minutes. In summary, the letters spoke to the importance of maintaining shoreland vegetation, and urging disincentives to the removal of such vegetation by landowners and their contractors.

#### Reading and Approval of Minutes

Motion by Becker, second by Schroeder, to approve the August 3, 2021 Zoning Ordinance Amendment Public Hearing minutes and the August 3, 2021 Regular Meeting minutes. Motion carried.

#### Zoning Administrator's Report

Zoning Administrator Thiessen present draft copies of proposed changes to the Zoning and Building Permit Application.

At the invitation of Thiessen, Chris Lanser spoke of his inability to receive a variance to make a small addition to his home so that it would be suitable as his residence.

Hoehn requested guidance from the Commission on a landowner proposal to combine two adjoining parcels that each contain a dwelling and an accessory building, and whether a CUP would be required. The project would also involve connecting the two dwellings with new construction. As the new construction does not involve the accessory buildings or a guest home, the consensus of the Commission is that a CUP would not be required.

#### Secretary's Report

Hoehn presented his hours for approval. Motion by Hanson, second by Schroeder, to approve.  
Motion carried, with Hoehn abstaining.

#### Unfinished Business

Landowner and contractor liability for work performed in the absence of required permits: Hanson reported that a response from the Commission's attorney has not yet been received. Following discussion on our ordinance language, the subject is held over to the next meeting.

Ordinance definition of "Structure": The Commissioners compared our definition with the County's, which is much more expansive. Following discussion, motion by Schroeder, second by Kramer, to recommend to the Town Board the adoption of Vilas County's definition of structure as a replacement for our current definition. Motion carried.

#### New Business

Discussion/action on Eshoo and Solar CUP applications: This was left off the agenda in error. A Special Meeting will be held on September 14 at 6:45 P.M. with these two items on the agenda.

Possible changes to regulation of metal-sided structures on residential lots: Hanson spoke to the fact that we are issuing permits for larger and larger structures, and the need to look at the issue not just as to metal-sided, but for all accessory buildings in general. Perhaps regulation as to a percentage of the square footage of a lot? Or make a CUP required for buildings over a certain size, metal-sided or not. And/or different setbacks for larger buildings. To be carried over to next meeting.

Meeting declared adjourned by Acting Chair Hanson. Time was 8:09 P.M.

Next scheduled meeting: Special Meeting September 14, 2021 at 6:45 P.M. Regular Meeting October 5, 2021 at 7:00 P.M.