

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, August 3, 2006**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Dave Aubart, Helen Chevrier, Russ Iverson, Mark Olson and Phil Nies. Frank Cowan and Jeff Schultz were absent. A motion was made by Chevrier, seconded by Iverson, to approve the agenda with under Zoning the addition of a Special Use Permit in F1 for James Wulf and discussion only for Summerset Manor with Sally Schroeder. Under Old Business, add Northwoods Beach set-backs. Motion carried. Correspondence – Nies reported on the possibility of obtaining additional copies of the Comprehensive Plan from Northwest Regional Planning for about \$22. There will be a Zoning Board workshop on August 17th. The Town will pay if anyone can go. The minutes of the previous meeting were read. Iverson motioned to approve the minutes, seconded by Aubart. Motion carried. There is a meeting in the courthouse assembly room tomorrow about the illegal culvert or dam on Osprey Creek.

ZONING:

The Chicago Club Partnership variance request was denied by the Town of Bass Lake and the Sawyer County Board of Appeals.

1. Variance – Betchkal Properties has applied for a permit for construction of an accessory building on vacant property. The parcel is zoned RR1. Section 4.26 of the Sawyer County Zoning Ordinance would prohibit the construction of an accessory building on vacant property. The application is for the construction of 40 x 50 foot garage. C. Headley, agent and partner to F. Betchkal, explained the plans for the site. Discussion followed. Motion made by Chevrier, seconded by Iverson, to deny the application. Motion carried. Finding of Fact: A literal enforcement of the terms of the zoning ordinance would not result in unnecessary hardship because it would be for the convenience of the owner and it would be a self-created hardship.
2. Special Use – J. Wulf has applied to build a residence in F1. The parcel is 15.5 acres. The dwelling is a 32 x 48 single family one story building. Discussion followed. Motion made by Aubart, seconded by Iverson, to approve with conditions that there be no further subdivision of the parcel and only one single family dwelling be placed on the property. Motion carried. Finding of Fact: The change in zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because it would not be damaging to the rights of other or property values, it would not be detrimental to ecology, wild life, wetlands, and it would not create traffic or highway access problems. Further discussion occurred about the benefits of using either a special use permit or a rezone.
3. Discussion – Summerset Manor. S. Schroeder, agent from Indianhead Community Action Agency, explained the plans to build 3 duplex rental units on the vacant property on Hwy 27 and Anderson Road. The parcel is over 2.3 acres. The agency has contracted with Sawyer County Housing Authority. The units will be for moderate income renters, not subsidized housing units. They will be requesting a R1 rezone for the area from commercial. The parcel is not served by public sewer. Discussion followed.

OLD BUSINESS:

1. Park Committee

a) Grindstone Shallows – Nies has contacted T. Bengs regarding the park sign. He will be making it soon. The planting for the mitigation plan is done and the county is watering them. Nies will have the town employee remove the fallen tree. The Town Hall Park should be started within the next year. The current owner of the property behind the hall is non-responsive to a certified letter.

2. Zoning Ordinance 4.25 Lot Sizes – Nies reported that the County has approved some of the ordinance. An ad hoc committee is trying to coordinate all ordinances to match.

3. Northwoods Beach setbacks – The County has approved the recommended setbacks. The Town has to write an ordinance to cover approval. Commercial areas need to be included. Nies will check if any forestry zones are in NWB. Residential, commercial and forestry zones may need different setbacks for the town roads.

NEW BUSINESS:

1. Guidelines for conditions on zoning issues.

Nies emphasized the importance of listing in writing any conditions placed on a parcel. Nies reported that the Skille cranberry marsh was purchased with a verbal agreement for development. Mr. Sletner, agent, wants to do several access roads and condos, contrary to the verbal agreement. The DNR is most likely going to deny the application for the filling in the cranberry bogs. RR1 requires one acre parcels and only single or two family dwellings. Discussion followed.

2. Lake classification review.

Indian Lake, a Class 2 lake in the town of Hayward, is zoned forestry. An application was made to rezone to RR1. Both the town and the county turned down the rezone. This brought up the lake class sizes. Fred Gould, Northwest Regional Planning, worked on the original classification. All the lakes are being looked at to see if they are properly classified. Wilderness Development possibility wants 5 acre lots. Further discussion resumed about an accessory building on vacant property.

The next meeting is September 7th at 6:30 PM. Iverson moved the meeting be adjourned, seconded by Chevrier. Motion carried. Meeting adjourned at 8:03 PM. Respectfully submitted, Helen Chevrier, Secretary.

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