

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE
Thursday, April 7, 2005**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Frank Cowan, and Phil Nies. Russ Iverson was absent. Standing Citizen Committee member Ted Schwenker filled in for Iverson. A motion was made by Cowan, seconded by Albertin, to approve the agenda. Motion carried. Correspondence: Nies handed out copies of Assembly Bill 278. Section 7 prohibits a town from bringing an action to abate a public nuisance if the activity or use of the property alleged to be a nuisance is not in violation of any statute, rule, permit, approval or local ordinance or regulation. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read. Albertin seconded. Motion carried. The agenda was rearranged to allow Jim Albertin to address the Committee. He and Nancy Albertin walked the Grindstone Shallows property and took numerous GPS readings. He presented maps that he made up to go with the grant application.

ZONING:

1. Variance – S. and R. Jackson have applied for a variance for creation of 2-4 dwelling unit within the footprint of an existing building that is currently operating as a restaurant. Property is zoned RR1. The Lake Class Development Standards would provide for a single family dwelling unit. Nies read the returned letters, both pro and con. The biggest objection to the plan is if the units would be used for rental purposes. B. Miller, agent for the Jackson's, spoke about the present building being 8400 square feet on 2 levels. The property is surrounded by a condo development. He stated that the Jackson's would prefer to sell the parcel as a restaurant, but this would give them several other options for the future. Discussion followed. Schwenker brought up the pier usage. Miller responded that is controlled by the DNR. Motion made a by Albertin, seconded by Cowan, to approve the application with a provision for no rental units. Motion carried. Findings of fact: The variance 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 others or property values and it would be due to special conditions unique to the property.
2. Conditional Use Permit – R. Gersbach has applied for a permit for construction of a meeting hall for religious purposes by the purchaser. Property is zoned RR2 and would require a Conditional Use Permit. The request is contingent upon the approval of an amendment of the Sawyer County Zoning Ordinance allowing "churches" in the RR2 zone district. B. Peterson, trustee for the Congregation of Jehovah's Witnesses, stated the surrounding property is zoned commercial or C1 with conditional use. The congregation numbers about 100 and holds 3 meetings per week. Three letters were returned, 1 with objections and 2 with no objections. Albertin questioned the landscaping for the property. Peterson responded of the Congregation's wish to maintain the mature trees on the parcel. Discussion followed. Motion made a by Albertin, seconded by Nies, to approve the application. Motion carried. Findings 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, or shore lands, it would not create an air quality, water supply or pollution problem, vegetative cover removal, it would not destroy prime agricultural lands, and it would not create an objectionable view.

3. Rezone – G. Klein has applied for a change from Ag1 and F1 to RR1 to conform to the surrounding zone district. No letters were returned nor has the Spring Lake Association replied. J. Mulock, agent, presented a history of the parcel. Spring Lake is a Class II lake and requires 150 feet of frontage. Nies questioned if the back lots would have lake access. Mulock stated they would not. Mulock noted that at one time the parcels had been zoned RR1. Discussion followed. Motion made by Cowan, seconded by Albertin, to approve the application. Findings 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, or shore lands and it would not create an air quality, water supply or pollution problem.

OLD BUSINESS:

1. LAND USE ORDINANCE–Nies reported that the Sawyer County Zoning Committee has completed public hearings on the proposed ordinance and sent the ordinance to the Sawyer County Board for approval.

2. PARK COMMITTEE –

a) Grindstone Lake park. Nies reported that the grant application is complete, requesting \$22,914 for total expenses of \$48,825.

B. Peterson reappeared before the committee with a question on roads in the R. Gersbach application. Discussion followed.

The Grindstone Shallows will be surveyed in the near future. Albertin brought up the issue of preserving a large stand of white pine near the parking lot and possible trail head. The LCO tribe stated that the property is tribal allotment land and not owned by the tribe. The probable owner is M. White. Albertin will talk with S. Suhsen to contact him. Albertin also brought up the large number of dumped white goods in the area. Discussion followed.

b)Town Hall park. Tabled until next meeting.

3. NORTHWOODS BEACH ZONE DISTRICT -Nies reported on latest information on the district proposal. The County is looking at other options, as there are several areas in the county that could require a change in the road setbacks. There may be a change in the zoning ordinance to comply with each town's roads if approved by each town. He will keep us informed. Discussion followed.

4. TOWN BUILDING PERMITS –Bill Hise was not present. The matter is tabled until the next meeting.

NEW BUSINESS:

1. AMENDMENT TO SAWYER COUNTY ZONING SEC. 6.611 - Sawyer County has proposed an addition to the ordinance, covering Trailer Camps and Campgrounds. Discussion followed. Motion made by Chevrier, seconded by Albertin, to recommend approval to the Town Board.

2. DEVELOPMENT OF ASSISTED HOUSING PROJECT – B. Smith and K. Miller requested an informational meeting with the Planning Committee. They propose the creation of an Assisted Housing Development on Fun Valley Road. The parcel is over 78 acres and is zoned Ag1 and RR1. The housing would consist of single and 2 family dwellings on 1 acre lots with outside maintenance provided. Discussion followed. The Committee felt this would fill a need in the town of Bass Lake.

3) NUISANCE ORDINANCE – D. Brueggen presented views of the current ordinance. One definition of a nuisance is some condition on your property or some use of your property that interferes with a neighboring owner's ability to enjoy their property. Discussion followed. Nies outlined the Town's procedure for handling nuisance properties.

The next meeting is May 5th at 6:30 PM. Albertin moved the meeting be adjourned, seconded by Schwenker. Motion carried. Meeting adjourned at 8:55 PM.

Respectfully submitted by Helen Chevrier, Secretary.

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