

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE  
Thursday, August 4<sup>th</sup>, 2005**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Helen Chevrier, Frank Cowan, Cindy Hanus, Russ Iverson, Phil Nies and Jeff Schultz. Nies reported that the Town will be paying mileage in the future. A motion was made by Cowan, seconded by Hanus, to approve the agenda with the addition of a Resolution for Conditional Use Permits regarding impervious surfaces under New Business and Commercial Zone on County K under Zoning. Motion carried. Correspondence – Apex Survey has requested a copy of the Comprehensive Plan. Discussion followed on whether a fee should be charged for copies of the plan. The minutes of the previous meeting were read. Iverson motioned to approve the minutes with the change to iron instead of hazmat in new business. Schultz seconded. Motion carried.

**ZONING:**

E. and J. Jeglum – both the Town of Bass Lake and Sawyer County approved the application with inclusion of the deck.

D. Bong – Sawyer County approved the application as recommended by the Town.

1. Special Use Permit in F1 – J. And H. Cain have applied for a Special Use Permit in F1 for construction of a year round dwelling. The parcel is 5.97 acres. Discussion followed. Motion made by Chevrier, seconded by Cowan, 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 others or property values, it would not be detrimental to ecology, wild life, wetlands, or shore lands, and it would not create traffic or highway access problems.

2. Variance – K. and R. Wiederin have applied for a variance for construction of a 22x24 foot garage attached to the house. Six letters were returned with no objections. L. Newton spoke in favor of the variance. Discussion followed about ignoring the public access strip in determining the impervious surface percentage. Applicant would need a conditional use permit if approved. Discussion followed. Motion made by Hanus, seconded by Cowan, to deny the application. Motion carried. Hanus recalled her motion and moved that the application be approved, seconded by Schultz. Motion carried 3 to 2 with one abstention. 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 there would be no change in the use in the zone district, 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.

3. Rezone – K. and P. DeMain have applied for a rezone from F1 to RR1 to create residential lots. Parcel is 14 acres. One letter returned with no objections. P. DeMain explained his plans for the property. Two CSMs were presented for lots containing 1.35 and 1.4 acres. Outlot 1 will be conveyed to the Lac Courte Oreilles tribe. Discussion followed. Motion made by Chevrier, seconded by Iverson, for approval with the condition that any further subdivision be one acre or more. 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 create an air quality, water supply or pollution problem, it would not

destroy prime agricultural lands, and it would be compatible with the surrounding uses and the area.

4. Rezone – S. Snyder has applied for a rezone from F1 to RR2 for construction of year round dwellings. Parcel consists of lots 1-12 and lots 29-40 and would be divided into 2 parcels. Parcel #1 would be lots 1-6 and 35-40, parcel #2 would be lots 7-12 and 29-34. Each would be 1.65 acres or 200 x 360 feet. One letter was returned with several questions. Discussion followed. Motion made by Cowan, seconded by Schultz, to recommend approval. 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 others or property values, it would not create an air quality, water supply or pollution problem and it would not create topographical problems such as run off, drainage, erosion, flooding or vegetative cover removal.

5. Rezone – A. Buck has applied for a rezone from Ag1 to RR1 to create residential lots. B. Peterson, agent, spoke for A. Buck. No letters have been returned. Parcel is 37.49 acres. R. Petty spoke of her opposition to the rezone. She related her actions and the information that she was given about the property. Petty stated that the CSM does not show all wet lands on lot 1 and 2. The DNR had not received the paper work to verify the wet lands. Petty presented pictures of the area. S. Friendshuh spoke of having his parcel to the east rezoned to RR1. He is opposed the rezone as proposed but approves if area away from the road be left as is. Petty presented a map of the wetlands. Peterson spoke again about lot size and showed a topographical map of the area. Lots 1, 2, 3 and 4 are deed restricted with no further subdivision. The 10 acre parcel may be divided into 2 equal parcels. Discussion followed. Motion made by Chevrier for approval of rezone only and not plats, seconded by Cowan. 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 others or property values, it would not create traffic or highway access problems, and it would be compatible with the surrounding uses and the area.

6. Commercial zone on County K, Northwoods Beach – Discussion only on the areas to be deemed commercial.

#### **OLD BUSINESS:**

1. PARK COMMITTEE – Grindstone Shallows – Iverson reported that the grant of \$22,913 was awarded. Money will be available by late August. Iverson will meet with the Park Committee on Tuesday, August 9<sup>th</sup>, at Grindstone Shallows to see what bids can be let this year. Hanus and Schultz will also be on the Park Committee. Discussion followed.

2. NUISANCE ORDINANCE – D. Brueggen reported that the Ad Hoc Committee has completed the ordinance. Several changes were made to the proposed ordinance which the committee had received. The ordinance will be presented to the Town Board on Monday, August 8<sup>th</sup>. Discussion followed.

#### **NEW BUSINESS:**

1. Bike Trails – Several people have asked about using snowmobile trails for bikes. Due to the fact that the easements on private property are for snowmobile trails only, the general public can not use the trails for biking. Discussion followed.

2. Town Access Roads – Nies reported on a letter received from P. Gelatt, who wishes to purchase a town owned access parcel on Thoroughfare Road. Discussion followed. A recommendation was made to not sell any access strips.

3. Resolution for Conditional Use Permit for impervious surfaces – Discussion followed on impervious surfaces and the new Shoreland Ordinance. N. Grothe questioned the

timing of CUP letters to neighbors. The Planning committee recommended that the Town Board do said resolution.

The next meeting is September 1<sup>st</sup> at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Hanus. Motion carried. Meeting adjourned at 9:00 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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