

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE  
Thursday, December 2, 2004**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Russ Iverson and Phil Nies. Frank Gowan was absent. A motion was made by Albertin, seconded by Iverson, to approve the agenda. Motion carried. There was no correspondence. Nies did read an article from the paper about zoning. He also stated that the new tax mill rate will be 9.771689.

The minutes of the previous meeting were read. Iverson motioned to approve the minutes as read. Albertin seconded. Motion carried.

**ZONING:**

Linnama-Application for change from F1 to RR1 was approved by Sawyer County.  
Stinic-Application for change from AG1 to RR1 was approved by Sawyer County as recommended.

a)Rezone-G. Naegeli has applied for rezone from F1 to C1 for the establishment of a Beauty Salon. Property is on County K in Northwoods Beach. Parcel contains 0.529 acres. Discussion followed. One letter received from S. Stuehler with objections. D. Grothe recommended that a conditional use permit be granted, not a change to C1. L. Newton questioned about a previous Laundromat that had been on the property and the zoning changes that were done at that time. S. Sushen spoke about the issue and conditional uses in the town. The application will go before the Sawyer County Zoning Committee on December 17. Nies stated he would appear before the Committee to offer support for a conditional use permit. Motion made a by Albertin, seconded by Iverson, to deny the application as written, but recommend a zoning change from F1 to RR1 with a conditional user permit. Motion carried. Finding of fact: The change is zone district and/or conditional use would be contrary to the pubic interest and would not be in compliance with the spirit of the zoning ordinance because it would be damaging to the rights of others or property values.

b. Northwoods Mennonite Church Cemetery-Application is for conditional use. Nies reviewed on previous actions. Discussion followed. Motion made by Albertin, seconded by Chevrier, 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 shorelands, and it would not be create topographical problems such as run off, drainage, erosion, flooding or vegetative cover removal.

c. Hayward National Golf-Application is for a conditional use permit for the establishment of a woodworking and cabinet shop in an existing structure on the property. Property is zoned AG1 and C1. Discussion followed. Motion made by Chevrier, seconded by Iverson, 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 detrimental to ecology, wild life, wetlands, or shorelands, it would not be create topographical problems such as run off,

drainage, erosion, flooding or vegetative cover removal and it would not destroy prime agricultural lands.

**OLD BUSINESS:**

1. LAND USE ORDINANCE–Nies and Chevrier reported that a public hearing will be held by the Sawyer County Zoning Committee on Dec. 17, 2004, at 1PM. They both plan to attend to give input on the new ordinance. The Towns Association will hold a meeting on Dec. 14<sup>th</sup> in Rice Lake about subdivision ordinances, road funding and shared revenue.

2. PARK COMMITTEE-

a) Grindstone Lake park. Iverson reported on the meeting of the park committee. He will contact Dale Olson, Sawyer County Land Conservation agent, for help regarding the DNR grant and park ideas. A Certified Survey Map (CSM) has been completed. The grant application requires an archeological survey, which has been done at a cost of \$1200. The property is not an archeological site. Discussion followed. Members are to consider names for the park. Iverson will meet with the Park Committee to draft a plan.

b) Town Hall Park. No definite plan at present. Discussion followed.

2. NORTHWOODS BEACH ZONE DISTRICT -Nies reported on road set backs, uses and 9000 square foot buildable lots. He also covered the history of NWB Zone District. He suggested that the buildable ratio to lot size be used as a guideline rather than a requirement. He will develop guidelines for the next meeting.

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

**NEW BUSINESS:**

1. Donation of three (3) lots-S. Winter wishes to donate 3 lots located on Post Road to the town. The properties are adjacent to town property. Discussion followed. Motion made by Albertin, seconded by Iverson, that the town accepts the donation. Motion carried.

2. Outdoor Burning Ordinance-Sawyer County has redone the ordinance. The Committee is to review for the next meeting. Discussion followed.

The next meeting is January 6th at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Albertin. Motion carried. Meeting adjourned at 8:12PM.

Respectfully submitted by Helen Chevrier, Secretary.

[chevy66@centurytel.net](mailto:chevy66@centurytel.net)

634-3449