

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE & BOARD OF SUPERVISORS  
Thursday, December 7, 2006**

**MINUTES**

Chairperson, Phil Nies, called the meeting to order at 6:31 PM. Members present: Dave Aubart, Helen Chevrier, Frank Cowan, Phil Nies and Mark Olson. Members absent: Russ Iverson and Jeff Schultz. A motion was made by Cowan, seconded by Chevrier to approve the agenda. Motion carried. Correspondence-none. The minutes of the previous meeting were read. Motion by Chevrier, seconded by Aubart to approve the minutes with the correction “or” replace “of” under conditional use – J. Granger to read “...and it would not create traffic or highway access problems.” Motion carried.

**ZONING:**

Updates received from Sawyer County Zoning Administration: Conditional Use Application-J. Granger was approved with conditions.

- 1.) Conditional Use – B. Bramhall has applied for a conditional use permit to exceed the impervious surface limit of 15% to a total of 17.2% by the construction of a 26’ x 40’ (with eaves) replacement dwelling and a 25’ x 26’ (with eaves) garage approved with reduced setbacks at a public hearing variance #06-030. Applicant not present, but sent elevation map and letter. Four letters were returned. One objection, regarding setbacks. Discussion followed. Motion by Chevrier, seconded by Cowan to approve with the following conditions: the final grade to be sloped away from the lake at a greater elevation than the current elevation, all roofs be guttered away from lake and drain to road, and driveway to remain pervious. The applicant has agreed to conditions. Those in favor: Cowan, Nies, Chevrier and Aubart. One against: Olson. Motion carried. Finding of Fact: The conditional use would not be contrary to the public interest and would be in compliance with the spirit of zoning ordinance because: it would not be damaging to the rights of others or property values and it would not create traffic or highway access problems.
- 2.) Rezone-J. Jones from AG1 to AG2 for the creation of a 10-acre lot for sale to a purchaser not engaged in agricultural activities. Also possible future creation of other lots at least 5 acres in size for construction, not being engaged in agricultural activities. One letter received with approval only if property line is fence line. Chairperson Nies stated the Planning Committee does not deal with property line disputes. Discussion followed. Motion by Cowan, seconded by Aubart to approve as submitted on CSM of four lots of 9.7 plus acres and only for a single-family dwelling. Finding of Fact: The change in zone district would not be contrary to the public interest and would be in compliance with the spirit of zoning ordinance because: it would not be damaging to the rights of others or property values and it would not destroy prime agricultural lands.

**OLD BUSINESS:**

- 1.) Park Committee – Chevrier reported stonework completed at Grindstone Shallows, but gable end of roof is not. Nies reported most of split rail fence is constructed. Discussion followed regarding signs not being completed yet for park. Nies will call TMJ Signs to find out progress.
- 2.) Steve Boss was contacted regarding the exterior completion of buildings. Boss reported the Uniform Building Codes state that if the exterior is not complete, residents can still get an occupancy permit and have 9 months to complete the exterior. However, there is no recourse if the exterior is not completed. Discussion followed. Chevrier will investigate further.
- 3.) The Roll-a-dock is being stored at the Town Highway Garage for winter.

**NEW BUSINESS:**

- 1.) Discussion on how to create a Park Ordinance was discussed. Chevrier will present plans to Board at a later date. Discussion followed regarding providing patrol for the park after hours to keep it a secure and safe location.
- 2.) The Proposed Sawyer County Wind Energy System Ordinance was presented to the Planning Committee for informational purposes only.

Motion made by Chevrier, seconded by Aubart to adjourn meeting. Motion carried. Meeting adjourned at 7:30PM. The next meeting will be on January 4, 2006 at 6:30 PM.

/s/ Dawn Henk, Clerk  
Town of Bass Lake, Sawyer County