

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, February 2, 2006**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Helen Chevrier, Frank Cowan, Phil Nies and Jeff Schultz. Mark Olson sat in for the absent Russ Iverson. A motion was made by Chevrier, seconded by Cowan, to approve the agenda. Motion carried. Correspondence – Nies read a complimentary letter from C. and A. Olson about their recent appearance before the committee. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read, seconded by Olson. Motion carried.

ZONING:

C. and A. Olson were approved by Sawyer County with a 2 year time limit. L. and S. Vortanz were denied by Sawyer County as recommended by the Planning Committee and the Town Board.

1. Conditional Use – E. and K. LaCoy were changed to first on the agenda as K. LaCoy was present at the meeting. They have applied for a conditional use permit to do topsoil removal, in part after the fact. The parcel is located off Rainbow Rd. and consists of 58.23 acres, with 29 acres under consideration. K. LaCoy spoke of the actions that were taken. No letters have been returned. Nies received one phone call about a possible dust problem. Discussion followed. Motion made by Schultz to recommend approval, 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 be compatible with the surrounding uses and the area, and it would not create an objectionable view.

2. Conditional Use – The Jonjak Cranberry Farm has requested a conditional use permit for the three year renewal of CUP #00-003, for the operation of a non-metallic mineral extraction, including rock crusher. The parcel consists of approximately 8 out of 37.34 total acres and is south of Cty K. No letters have been returned. Discussion followed. Motion made by Schultz, seconded by Chevrier, to recommend approval. Motion carried. Finding of Facts: 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 be compatible with the surrounding uses and the area.

3. Special Use – F1. S. Wiggins has applied for a building permit in F1. The parcel is in Windego Acres and consists of 7.49 acres. Discussion followed. A recommendation for approval with no further subdivision was made by Cowan, seconded by Chevrier. Motion carried. The Committee recommends that the Town approve the application as it would not be contrary to the public interest and would be in compliance with the spirit and intent of the Town of Bass Lake's Comprehensive Plan (Section 8.10). A recommendation for approval is with the following conditions placed by covenant on the deed. 1) The lot cannot be further subdivided for additional dwellings. 2) The placement of only one single family dwelling on the lot. 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. PARK COMMITTEE –
 - a) Grindstone Shallows – Park Chairman Iverson was absent. Chevrier and D. Brueggen have worked up the bid requests and spec sheet for the park work. Discussion followed. Several additions and changes were made.
 - b) Grindstone boat landing –No further information at present.
2. Affordable Housing – Discussion about the need and scope of affordable housing for the town. S. Snyder questioned about the availability of grants for housing and the need for a large volume of houses for a contractor to make a profit. The list that D. Brueggen has compiled shows the number of multiple ownerships in the blocks of Northwoods Beach. There is a need for small business opportunities, along with affordable housing, not only in the town, but in the entire county.
3. Comprehensive Plan Review – Nies will present the review to the Town Board if there are no further corrections or additions. Motion made by Olson, seconded by Schultz, to accept the Review. Motion carried.

NEW BUSINESS:

1. Review Nuisance Ordinance – Nies and D. Brueggen will rework some of the definitions to make the ordinance acceptable to the Town Board. Discussion followed.
2. Previous Zoning decisions of the Committee – Olson researched the previous decisions of the Town Board and the recommendations of the Planning Committee. This will be a document for future decisions to maintain consistency. Discussion followed.

The next meeting is March 2nd at 6:30 PM. Thought should be given for the selection of a new Chairman of the Committee. Chevrier moved the meeting be adjourned, seconded by Olson. Motion carried. Meeting adjourned at 8:35 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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