

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMISSION
Thursday, June 24, 2004**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Frank Gowan, Russ Iverson and Phil Nies. Standing Citizen Committee members Bill Hise, Harry Schroeder, and Ted Schwenker were present. A motion was made by Iverson, seconded by Cowan to approve the agenda with the addition of Windego Acres and Secluded Land Development under zoning and road set backs under old business. Motion carried. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read. Iverson seconded. Motion carried unanimously.

Zoning:

Joe Olson requested special use in F-1. Discussion followed. Motion made by Albertin, seconded by Cowan, to approve with recommendations for no further subdivision of property and a single family dwelling only. Motion carried. Findings of fact: it would not be damaging to the rights of others or property values, it would not create traffic or highway access problems, it would not destroy prime agricultural land and it would not create an objectionable view.

Windego Acres-Request for SP(2). Discussion followed. Motion made by Chevrier, seconded by Albertin, to approve with recommendations for no further subdivision and single family dwelling only. Findings of fact: it would not be damaging to the rights of others or property values, it would not create traffic or highway access problems, it would not destroy prime agricultural land and it would not create an objectionable view.

Joe Macki of Secluded Land Company presented information on a planned future development on Nyberg Road, with several lots on Spring Lake. Discussion followed.

Variance requests:

Rajowski - Requested a 2 story replacement of a single story residence which does not meet private road easement setback. Discussion followed. Motion made by Chevrier, seconded by Albertin, to recommend approval. Motion carried. Finding of fact: it would not be the basis of economic gain or loss, it would not be a self-created hardship and there would be no change in the use in the zone district.

Thorpe - Requested construction of a 40x60 garage on a vacant one acre parcel. Discussion followed. Betty Foster spoke against the construction, as did Kathy Fitzgerald. Motion made by Cowan, seconded by Iverson, to recommend denial. Motion carried. Finding of fact: it would be the convenience of the owner, it would be the basis of economic gain or loss and it would be damaging to the rights of others or property values.

Hammill - Requested a 24x42 single story addition with a 70 foot setback from Lac Courte Oreilles. Chevrier recused herself. Discussion followed. Motion made by Nies, seconded by Albertin, for approval if lake setback can be 75 feet. Motion carried.

Finding of fact: 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.

OLD BUSINESS

1) Land Use Ordinance:

Nies reported on the new changes to the proposed ordinance. Discussion followed.

2) Park committee:

Corbin property - Nies reported that the Federal grant has been received in the amount of \$122,500. Bids have been requested for the demolition of the 3 cottages. They will be opened at the next town meeting.

Town Hall - Discussion about the possibility of paving east and west sides of property for parking. Motion made by Albertin, seconded by Cowan, to pave the east side of parking area only. Motion carried.

3) Northwoods Beach Zone District: Discussion about the road setbacks of the properties located adjacent to platted undeveloped roads.

Sawyer County Zoning ignored these roads. Motion made by Cowan, seconded by Albertin, that plotted town roads or sections of roads which are not improved and will never be used as a road, because of topographical or other reasons, the setback for adjoining properties will be the sideyard requirements of the Sawyer County Zoning Ordinance. The Zoning Department will confer with the town on a case by a case basis the status of the road or portion of the road being considered for sideyard setback instead of town road setback. Motion carried.

4) Inventory of Town/County Land: Nies complimented Dorothy "Doc" Brueggen and Frank and Myrna Cowan for doing the map of the town. The Planning Commission is to review the property map.

5) Town Building Permit: Bill Hise reported that he is in the midst of his research and will draft a permit for the next meeting.

NEW BUSINESS.

1) Slow-No-Wake areas

a. Schoolhouse Lake: The homeowners of Schoolhouse Lake had requested a "no wake" designation on the lake. Homeowners have withdrawn their petition. Discussion followed.

b. Billy Boy Flowage: The flowage is now a no-wake area. The Town of Sand Lake has passed a no-wake ordinance. The LCO tribe will patrol the area.

c. Weighting of Property Owners for slow-no-wake designation.

Commission members are to think of ways to do fairly. Discussion followed.

d. Stucky Bay: Homeowner Mike Pierson requested the feasibility of a slow-no-wake designation for the bay. Discussion followed.

Further discussion occurred about the parks and possible problems and solutions.

Chevrier moved the meeting be adjourned, seconded by Albertin. Motion carried. Meeting adjourned at 8:25 PM.

The next meeting will be Thursday, July 22 at 6:30 PM in the town hall.

Respectfully submitted by Helen Chevrier, Secretary.

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