

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE
Thursday, June 2, 2005**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Helen Chevrier, Frank Cowan, Russ Iverson and Phil Nies. Standing Citizen Committee member Ted Schwenker filled in for the vacant position on the Board. A motion was made by Cowan, seconded by Schwenker, to approve the agenda with the addition of the P. Martin rezone discussion. Motion carried. The minutes of the previous meeting were read. Iverson motioned to approve the minutes as read. Cowan seconded. Motion carried.

ZONING:

C. Von Arb – both the Town of Bass Lake and Sawyer County approved the application. J. Danczyk and G. Peterson – both the Town of Bass Lake and Sawyer County approved the application for rezone only.

1. Conditional Use – S. and R. Jackson have applied for a Conditional Use Permit to continue to operate a bar and restaurant in RR1. Variance had been approved previously for a multiple family dwelling. Their present business requires a Conditional Use Permit. Discussion followed. Motion made by Cowan, 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 other or property values, it would not create an air quality, water supply or pollution problem and it would not create traffic or highway access problems.

2. Special Use Permit in F1 – S. Swoboda and D. Bartz have applied for a Special Use Permit in F1. The parcel is 5.75 acres. Access is on an easement road. Discussion followed. Motion made by Cowan, seconded by Iverson, to approve the application, with stipulation for one single family dwelling and no further subdivision of parcel. 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 create an air quality, water supply or pollution problem, it would not create traffic or highway access problems, it would not destroy prime agricultural lands, and it would be compatible with the surrounding uses and the area,

3. Special Use – J. Tresley has applied for a Special Use Permit. Property is F1 and 10 acres. Discussion followed. Motion made by Chevrier, seconded by Cowan, to approve the application, with stipulation for one single family dwelling and no further subdivision of parcel. 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 and it would not be detrimental to ecology, wild life, wetlands, or shore lands.

4. Rezone – G. Froemel has applied for a rezone from F1 to RR1. At the May meeting, applicant had applied for construction of a dwelling in F1. Applicant was not present to give further information. Discussion followed. A motion was made by Iverson, seconded by Cowan, to table the application. Motion carried.

5. Rezone discussion – P. Martin has inquired about the possibility of rezoning 10 acres south of the Pineview Funeral Home along Cty. K. The parcel is currently F1 and he wishes to change to RR1. There are some commercial uses in the area. Mr. Martin was not present. No recommendation was made until more information is available.

OLD BUSINESS:

1. LAND USE ORDINANCE–Nies reported that Mr. Hornish, the Town’s attorney, has reviewed the Ordinance and has made some recommendations to the Town Board.
2. PARK COMMITTEE – Grindstone Shallows –Iverson reported that the Town is waiting to hear on the grant application.
3. NORTHWOODS BEACH ZONE DISTRICT -Nies reported that the Town is waiting for approval of the Resolution from the Sawyer County Zoning Office. Discussion followed.
4. TOWN BUILDING PERMITS –Bill Hise presented the building permit and occupancy permit. The members should review for the next meeting.
5. NUISANCE ORDINANCE –D. Brueggen reported that the Ad Hoc Committee has drafted an ordinance using the Wisconsin Towns Association and other municipalities as a model. One of the major problems would be enforcement of the ordinance. A suggestion was made for the Town to consider the hiring of a person to manage ordinance enforcements and to assist the Highway and Fire Departments with reports and grant proposals. A Citizen Committee would review the applications and make recommendations to the Town Board. Discussion followed.

NEW BUSINESS:

1. CHAIRMAN OF THE PLANNING COMMITTEE – Nies reported that no one has volunteered for the position of Chairman. He will report that to the Town Board. The Town Board has approved that the number of members of the Planning Committee to be increased to 7 to have a broader representation of the community on the committee. One member would be recommended by the LCO Tribal Government. Nancy Albertin has resigned her position on the Planning Committee and her term of office must also be filled. She will be missed by the Committee. Discussion followed. D. Brueggen was requested to put an item in the Bass Lake column for interested citizens to contact P. Sanders or P. Nies. It is coming close to the time that the Comprehensive Plan is reviewed, as it is almost 2 years since it was adopted. Rezone discussion - P. Martin appeared before the Committee and wishes to divide a 10 acre parcel into two five acre lots. Property is F1 and wishes to change to RR1. The Cty. K right of way infringes on his property and gives him less than 5 acres for one lot. He is open to suggestions from the Committee. The property is currently for sale with one single family residence on the parcel. Discussion followed. J. Walsh addressed the Planning Committee regarding the S. Jackson application. He wished to have a stipulation for no rental units on the property. He was informed that that could not be done. He had several questions on Conditional Use Permits and Special Use Permits.

The next meeting is July 7th at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Cowan. Motion carried. Meeting adjourned at 8:10 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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