

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMISSION
Thursday, March 25, 2004**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: were Nancy Albertin, Helen Chevrier, Frank Cowan, Russ Iverson and Phil Nies. Ted Schwenker from the Standing Citizen Committee was in attendance. A motion was made by Cowan and seconded by Albertin to approve the agenda. Motion carried. The minutes of the previous meeting were read and corrected by Phil Nies to include the addition of possible adverse possession of the Corbin property. Cowan motioned to approve the minutes as corrected. Albertin seconded. Motion carried unanimously.

ZONING

Nies presented a follow-up on the zoning applications from previous meetings.

Gravel pit - both the Town and the County approved the application.

Molitor - Variance withdrawn.

O'Meara – The Sawyer County Zoning Board of Appeals approved the variance with recommendations.

Thomas Bruggeman – Application for a variance for the construction of a garage and dwelling addition 10 feet from a private access easement. Discussion followed. Motion made by Cowan, seconded by Albertin, to recommend the approval of the variance. Motion carried. Finding of fact: it would not be the basis of economic gain or loss, 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.

Meziere – Applicant wishes to subdivide to create 2 single family home sites of 15 acres each. Discussion followed. Motion made by Chevrier to recommend the approval with no further subdivision of the property. Seconded by Cowan. Motion carried.

Torstenson – Rezone application from F1 to RR1 and a conditional use permit. Applicant wishes to construct a residence and 8 bedroom hunting lodge. Discussion followed.

Motion made by Albertin to recommend approval of application for rezone and conditional use. Seconded by Iverson. Findings of fact are it would not create traffic or highway access problems, it would not destroy prime agricultural lands, it would not create an objectionable view, and it is in the spirit of the Comprehensive Land Use Plan.

Kilmer – Applicant wishes a conditional use permit for construction of a single family residence on 10 acres. Discussion followed. Motion made by Albertin to recommend approval of the application with no further subdivision of property. Seconded by Chevrier. Findings of fact are it would not be damaging to the rights of others or property values, it would not be detrimental to ecology, wild life, wetlands or shore lands and it would not create traffic or highway access problems.

McGraw – Application is for a conditional use permit for the conduction of sail boat lessons, rental and business on Grindstone Lake. Property is zoned RR1. Discussion followed. Motion made by Iverson to recommend denial of the application. Findings of fact are it would be damaging to the rights of others and property values and it would create traffic or highway access problems.

OLD BUSINESS

Land use ordinance – Albertin presented the changes that had been made to the land use ordinance. Discussion followed. Several options of the ordinance were recommended. Due to the lack of knowledge of many terms used in the ordinance, a recommendation was made that Albertin and Chevrier meet with Bill Christman, Sawyer County Zoning Administrator, to clarify the items.

Park Committee – Nies reported that the Corbin property sale will occur on May 5, 2004. Nies also reported that the Outdoor Recreation Plan must be done by May 1, 2004. Discussion

followed. Motion made by Albertin to submit Resolution 04-12-04 to the Town Board for passage. Seconded by Cowan. Motion carried.

Camping Ordinance – Nies covered the history of the ordinance. Option #3 was selected by the towns of Meadowbrook, Hayward, Sand Lake, Draper, Edgewater, Hunter, Lenroot and Ojibwa. Option #4 was selected by Radisson, Couderay, Meteor, Round Lake and Weigor. Winter choose option #1. Nies went over the ordinance with the public and the committee. He also gave examples of what has occurred in the past. Joe Mullally, audience member, stated the he wants the most restricted option. Further discussion followed. Nies requested a vote from the public in attendance. Option #1 - 7 votes. Option #2 – 0 votes. Option #3 – 0 votes. Option #4 – 1 vote. Motion made by Cowan to recommend approval to the town board for adoption of option #1. Seconded by Iverson. Motion carried. More discussion followed.

Water Exhibition Ordinance – Chevrier gave an update of what is occurring in the ad hoc committee. Committee plans to have ordinance written by the next Planning Commission meeting.

Northwoods Beach Zone District – In the Northwoods Beach area, 7 lots are required for a 20,000 square foot building site. Nies listed the possible changes to the ordinance. Discussion followed. Nies will contact Bill Christman, Sawyer County Zoning Administrator, of the changes. To be followed up at the next meeting.

Paul Neimann Letters – Schwenker presented a summary of the letters to and from the Sawyer County Zoning Office. Nies gave a history of the letters and a summation of Mr. Neimann's requested actions. Schwenker has received copies of the forms from the County and he will work on the suggested changes. Nies also reported that local Lake Associations have donated to the Bass Lake Legal Defense fund for zoning issues. The town is currently involved in 5 law suits against Sawyer County Zoning Office.

NEW BUSINESS

No Wake Ordinance – Nies reported that a no wake ordinance is in effect in the town.

Schoolhouse Lake shore owners have requested a no wake designation. The request will be tabled until May, 2004, so more shore owners will be available for involvement in the process. The DNR has sent a copy of the Bass Lake No Wake guidelines to Madison, because the DNR was so pleased in the way the town developed the Bass Lake Model for a No Wake designation. Motion made by Albertin to pass the guidelines, seconded by Cowan. Motion carried.

Lake Inventory – Nies did an inventory of the lakes in the town. Ring Lake was added to the inventory, which will be filed in the Comprehensive Land Use Plan update.

Committee Hearing Procedures – Nies went over the statement. Discussion followed. Motion made by Albertin to accept the procedure. Seconded by Gowan. Motion carried.

Land Inventory – Nies reported that one of the actions of the Comprehensive Land Use Plan is to inventory the entire town and county land within the township. Nies requested that Cowan head up a committee to inventory such land. Discussion followed. Motion made by Nies to establish an ad hoc committee for land inventory. Seconded by Albertin. Albertin reported that the county offers parcels with unpaid taxes to adjacent land owners.

Park Plan – Would be submitted to the town board by resolution. Discussion followed about public access to lakes and around the lakes in the Northwoods Beach zone.

The next meeting is April 22, 2004, at 6:30 PM. A motion was made by Chevrier and seconded by Albertin to adjourn. Motion carried. Meeting adjourned 8:53 PM.

Respectfully submitted by Helen Chevrier, Secretary.

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