

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE & BOARD OF SUPERVISORS  
Thursday, April 7, 2022**

**Minutes**

Planning Committee Chairman Bond Sutton called the meeting to order at 6:30 pm. The meeting was held in person and using Zoom. Members Present: Chairman Bond Sutton, Dan Tyrolt, Sig Wysocki, Don Adams, Tony Pfenndt, Michael Friend, and Clerk Pro Tem Phil Nies. Members Absent: Jim Evans.

Phil Nies affirmed agenda was posted in compliance with open meetings law.

Motion by Pfenndt, seconded by Wysocki to approve the agenda. Motion carried.

Motion by Pfenndt, seconded by Friend to approve the minutes of the February 3, 2022 regular meeting. Motion carried.

Correspondence - None

Sutton presented Conditional Use Application #22-010 for Charles and Elizabeth Bauer. The permit is desired for a solar array installation ground mount system, located across Poplar Lane, a Town road. Array will be bored under the Town road for powering the dwelling. Size will be 70' x 12'. Sutton reported that Sawyer County sent 8 letters; 1 was returned with objection. Discussion followed. Motion by Pfenndt, seconded by Wysocki to approve with the following conditions:

1. No commercial use or operation allowed with the solar array.
2. A deed restriction, recorded in the Register of Deeds, be placed on the 2 properties that they cannot be sold separately unless the array is removed.
3. A Land Use Permit is required for the construction of the array as part of an accessory structure.
4. Size of proposed accessory structure (solar panel array) not to exceed 70' x 12'.
5. Must follow all other County, State, Federal regulations/laws including also abiding by Town of Bass Lake conditions as specified from Town Board Meeting:
  - a. Minimum of 6' high fence around array of solar panels for public safety concerns.
  - b. Screening of minimum 4' high shrubs outside of fence to lessen the impact of the view to neighbors.
  - c. Access under road to be at a depth below frost line to protect road from heaving and causing damage to road.
  - d. Hold harmless agreement provided to Town for any and all damages that occur to the solar installation.

Motion carried.

Findings of Fact:

1. It would not be damaging to the rights of others or property values in this unique location but may not be appropriate in other locations.
2. It would not be detrimental to ecology, wildlife, wetlands, or shore lands.
3. It is consistent with the Town of Bass Lake Comprehensive Plan.

Sutton presented the Land Use Application for an Accessory Structure Exemption for Johnie Kittleston. Approval is desired for the construction of an accessory structure. Discussion followed. Motion by Pfenndt, seconded by Tyrolt to approve the application with the condition the driveway access is only from County Road K. Motion carried.

Sutton presented the Sawyer County Survey on Shipping Containers as Accessory Structures. Discussion followed. The Planning Committee's recommendation to the Town Board is attached.

Any Other Business That May Come Before the Board – Discussion Only.

Meeting adjourned at 7:40 pm.