



**TOWN OF SPIDER LAKE, SAWYER CO, WI
PLAN AND REVIEW COMMISSION MEETING 10/07/2009 6:00 PM**

Meeting Called To Order by Chair Hucker all permanent board members (Brandt, Ross, Cerman, Woods), Zoning Administrator Boss, Secretary Overman are present.

Pledge of Allegiance

Minutes of the meeting September 2, 2009

Motion to approve by Brandt 2nd by Cerman MC

Certified Survey Map Review

- 1) Richard Thearin – Located in the Part of The SE ¼ - NE ¼ Sec. 30, T. 42 N., R6W CSM of two existing parcels.

Boss explained that the legal descriptions of Lot 1 and Lot 2 overlap by 50 feet. Lot 1 and Lot 2 will still exist but the new CSM will clear up the problem of the overlap. The county will accept the CSM to clear up the written metes and bounds errors of the past. This is a non-conforming 80 foot wide lot with limited ability to put up a structure as long as it meets the set back requirements. Lot 1 belongs to Richard Thearin. Lot 2 belongs to Lost Land Lake Lodge Incorporated. This can be approved without seeking a variance because the Lots are “grandfathered” as the lots were created prior to zoning going into effect. A representative of Heart of the North Surveying confirmed that both land owners agreed to this CSM.

Motion made by Woods to approve 2nd by Ross to approve the CSM, MC.

- 2) Richard Dujmovic – Located in Part of Gov’t Lot 3, Sec. 27, T 42 N R6W

The problem in this instance again related to errors in the metes and bounds description of the lots that were created before present zoning. What was originally described as Parcel 2 when property was divided by Novak Road was divided into two lots. The purpose of the CSM is to fuse the two parcels into one parcel.

Motion made to approve Brandt 2nd by Cerman to approve the combination of the two lots. MC

Amended the motion to approve the CSM by Brandt 2nd by Cerman. This is to correct the wording of prior motion. MC

New Business

- 1) Proposed Text Amendments to the Sawyer County Zoning Ordinance – Creates Section 4.6 Chickens in Nonagricultural Zone Districts. County Public Hearing November 20, 2009

Discussion concerning the problem with chickens in areas not zoned as agriculture. It was explained that if we take no action based upon the current draft of the ordinance, raising or keeping chickens will continue to be limited to areas zoned for agriculture.

Recommendation to Town Board is to take no action.

- 2) Proposed Amendments to the Sawyer County Zoning Subdivision Control/Condominium Ordinance. County Public Hearing Date: October 16, 2009

Public hearing is to be on October 16, 2009. One of the concerns is the time line the county is recommending. If this is applied to the town, this is a very tight time for Boss to review. It does not allow any time to review and bring it back to the PRC if there are questions. Hucker asked Boss to contact county for clarification and if it can be done in written form. Hucker indicated he would attend public hearing if clarification was not forthcoming.

Zoning Policy Issues, Ordinance Interpretation And Committee Guidance For Department Staff

- 1) Possible parking lot for the Spider Lake Church.

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Boss would like direction from the board. The Church would like to put a parking lot across the road Lower Twin Lakes Rd. Sight issue with the state and town. The property is Zoned RR2. This must go for conditional use. Hilgendorf stated the state is coming to check it out.

Concern in the town is the parking lot is already in the right away and the new parking lot being considered would also be in the town right away. The size being considered, 225 x 150. The problem now being discussed is impervious surface. This is also brought up a safety issue because of Weddings and funerals not enough parking and we have had people park across Hwy 77. Alternatives were discussed. Hilgendorf will be back after he hears from the state.

Boss indicated that this will be put back on the agenda after the state has made a statement concerning the situation.

2) Mitigation responsibilities for condominiums.

Boss has a problem with 2 condominiums regarding mitigation issues that arouse because of changes to the existing units that require mitigation. In each instance the unit owner got into difficulty because they did not check with zoning before making changes. Sawyer county land and water conservation are available to help to mitigate the situation. A great deal of discussion followed regarding enforcement process..

Boss will seek compliance with ordinance.

Zoning Administrators Report

1) Report on issued citation. Owners: Richard M & Laura Scheer. Location: 8216 Chauncey Ln. Teal Lake Shores Subd. A Use Corridor was created within 15' of the side property Line.

Sawyer County land and water conservation came out and gave suggestions to the owner along with Steve giving suggestions. Boss is to write letter as to what needs to be done. Boss has a concern about fact that Town had to go to court to get cooperation of the landowner. He will discuss with Town's attorney options to recover costs. October 22, 2009 is the new court date.

2) Report on shoreline vegetation protection area violation 4.4(J). Owner: Teresa Lahti Location: 11173 Allan Rd. Mowing in area designated a no-mow area on mitigation plan. Grading and other land disturbing activities within a use corridor.

Owner has seeded and no mowing has been done. Can not smooth out the area where the soil turns. He was told not to rake anything and to replant.

3) Report on new retaining wall within 75' of the OHWM 4.4(I)(6) & replacement of roof support system without a permit 4.4 (T)(4). Owners: Kelly & Becky Splitt. Location: 12459N Town Hall Rd. Pine Crest Condominium Unit 4

Have taken down the retaining wall and is taking down the overhang. This was all done within the 30 days. The new overhang was 3 ft and they did cut it back by 1 ft. They are working on getting a permit for the roof supports. When this does happen it will be double fee charge.

4) Possible violation. Owner: Bear Foot Bay LLC. % Michon M Schaefer. Location: 12375N Town Hall Rd. Construction of deck adjacent to a new recreational vehicle without a permit.

This is Bear Paw campground in the past. The problem is the deck attached to the recreational vehicle. Park model trailer has been brought in and no longer conforms if this is not a campground. Boss is investigating the issue.

Adjournment

Motion made to adjourn by Woods 2nd by Ross MC – 8:10 p.m.

Minutes submitted by Kathy Overman, Secretary