

ZONING & PLANNING COMMITTEE

Minutes of Regular Monthly Meeting

June 4, 2009

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Agenda Item #1: Call to Order: Chris Mayer, Chairman, called the Zoning Committee Meeting to order at 10:33 a.m. on June 4, 2009 at the Lincoln Town Hall, 1205 Sundstein Road, Eagle River, WI.

Members Present: Chris Mayer, Maynard Bedish, Bob Egan, Steve Favorite for Jack Harrison and Fred Radtke.

Members Absent: Jack Harrison.

Others Present: Dawn Schmidt, Zoning Administrator; Tammy Baughman, Secretary; Eric Johnson; Tom Boettcher; Greg Maines, Philip Lach, Fred Hegeman.

Agenda Item #2: Approve Agenda: Motion by Bob Egan, second by Maynard Bedish to approve the 6/4/09 Agenda. All say aye, motion carried.

Agenda Item #3: Approve Minutes: Motion by Fred Radtke, second by Bob Egan to approve the 5/7/09 Tom Baer's Rezone Public Hearing and 5/7/09 Regular Monthly Meeting Minutes. All say aye, motion carried.

Agenda Item #4: Condominium Approval: Preliminary 19 Unit Resort Conversion Condominium Plat for Thunder Bay Resort; located in part of Gov't Lot 1, Section 13 and part of Gov't Lot 4, Section 14, T42N, R11E, Town of Phelps (Eagle Landmark Surveying). Surveyor, Tom Boettcher is present for Thunder Bay. Project originally submitted to Dawn in December, but there had been issues with the holding tanks. All sanitary permits had been applied for and an additional unit had been hooked up with no record of the permit. Dawn said the project is now ready for approval and meets all sanitary POWTS and Chapter 703 State requirements.

Motion by Bob Egan, second by Maynard Bedish to approve as presented. All say aye, motion carried.

Agenda Item #5: Condominium Approval: Preliminary 4 Unit Resort Conversion Condominium for Plum Lake Station; Being a part of Gov't. Lot 6, Section 28 and part of Gov't. Lot 3, Section 27 all in T41N, R8E, Town of Plum Lake (Favorite, Anderson & Maines Surveying, S.C.). Steve Favorite excuses himself from Agenda Item #5. Surveyor, Greg Maines is present. This is a resort conversion with 4 existing units on Plum Lake. The sanitary systems are on the maintenance program. Unit #1 is the owner's unit with the limited common element around it. Expandable areas have been designated for unit's #3, #4, and the garage area. The dotted line (for the limited common element) for unit #2 should be changed to a solid line. Dawn states this meets all condominium requirements.

Motion by Bob Egan, second by Maynard Bedish to approve with the corrections on the drawing on Unit #2 to change from the dotted line to a solid line. All say aye, motion carried.

Agenda Item #6: Subdivision Approval: Preliminary 3 lot Subdivision for Gary & Debra Stephenson; Part of Gov't. Lot 3, Section 27, and part of Gov't. Lot 6, Section 28 and part of the NE1/4-NE1/4, Section 33 and part of the NW1/4-NW1/4, Section 34 all in T41N, R8E, Town of Plum Lake (Favorite, Anderson & Maines Surveying, S.C.). Steve Favorite excuses himself from Agenda Item #6. Surveyor, Greg Maines states this is located next to the condominium and meets all County requirements. Soil test results showed lot #2 requires a mound system and lots #1 & #3, a convention system. Access to lot #1 is from Plum Lake Road and access to lot #2 & #3 is over a 30' easement road (unknown name).

Motion by Bob Egan, second by Maynard Bedish to approve as presented. All say aye, motion carried.

Agenda Item #7: Discussion/Action on Ergonomic Assessment's of Zoning Department. Dawn read the ergonomic report from the Emergency Management Coordinator. It was recommended that Tammy Warwick and Gayle Hoffman receive new chairs and Mary Greenman receive a lumbar support for their work stations.

Motion by Maynard Bedish, second by Bob Egan, to approve the purchase of two chairs and two lumbar supports. All say aye, motion carried.

Agenda Item #8: 2008 Annual Report. Dawn said the total number for permits are not going to reflect the same this year as last year because we have changed our permit entry and the appearance may look like we issued less permits. She asks Tammy to explain. Tammy gives the committee an example of a single family dwelling permit with a porch and an entry. In the past it would be considered 3 permit counts, today we would enter it under a single family dwelling (1 permit count). The valuation and the fees remained the same. Fred states the committee should explain this to the County Board.

Motion by Maynard Bedish, second by Bob Egan to approve the 2008 annual report.

Agenda Item #9: Discussion/Action on Public Records Requests. Dawn read the Vilas County General Government Ordinance to the committee.

Agenda Item #10: Discussion/Action on Nuisance Ordinance. Each town has a different opinion on what is a nuisance says Chris. Bob states it should be at the town level, not the county. The committee discussed; Public Health Department, penalties, State Health Department, enforcement, and junkyard.

Agenda Item #13: Guest Speaker: Fred Hegeman, Wastewater Engineer, Wisconsin DNR – Fred handed out a copy of Chapter NR 113 Servicing Septic or Holding Tanks, Pumping Chambers, Grease Interceptors, Seepage Beds, Seepage Trenches, Privies, or Portable Restrooms from the Wisconsin Administrative Code. The regional coordinator, Cordel Mann, Fred and the Conservation Warden set up a two county audit (Vilas and Oneida) that was done on 13 out of 16 pumpers in March, 2009. The results of the audits were variable. Appreciation letters have been sent out to pumpers in Rhinelander and Manitowish Water and citations have been issued to pumpers in Presque Isle, Eagle River and Sayner. The DNR is providing training sessions and education to the wardens and pumpers. One pumper had his field rescinded for one year. Nutrients, nitrates, evaporation, smell, air pollution, nitrogen, methane were discussed. A complete report will be given to Mary on the audit. Environmental Specialist, Jill out of Rhinelander, will help Cordell Mann from Superior with any educational issues.

Agenda Item #12: Guest Speaker: Philip Lach, Aero-Stream Representative. Philip does a power point presentation to the committee on Aero-Stream septic systems. Don't excavate-remediate. It's a grey box that goes into your tank, easy to keep clean, has a warranty, has no odor when the system is pumped and works on all septic systems. Brings failed systems back and is environmentally safe.

Agenda Item #14: Discuss Zoning Committee's Attendance at Land Use Planning Meetings. The committee will continue to get notices but are not required to attend the Land Use Planning meetings. Dawn suggests we put this on as a monthly agenda item and keep the committee updated at monthly meetings. This keeps our budget down and reduces the per diem. Bob has been appointed to the planning committee by both towns' he represents. Steve states that in 2010, when Land Use ends, the Zoning Committee will ultimately take over the Comprehensive Plan. Decision was made that it's your choice to attend the Land Use Planning meetings and it will be an ongoing Agenda Item at Zoning Meetings.

Agenda Item #15: NR115 – Dawn said we were led to believe it models Vilas County's Ordinance and not many changes should be made. Dawn said the Zoning Administrator's of Wisconsin had to make the DNR understand that we are in the field daily and understand what the public will tolerate, the resources, the protection, and make a balance.

Agenda Item #16: Public Comments: None.

Agenda Item #17: Letters and Communications: None.

Agenda Item #20: Sign Vouchers:

Motion by Maynard Bedish, second by Bob Egan to approve vouchers. All say aye, motion carried.

Agenda Item #11: Updates on the POWTS Inventory for Vilas County. Mary updates the committee on the POWTS 3 year inventory procedure. We have 69% of the sanitary systems on the maintenance program. The zoning administration is creating an office policy the 5 deputies can follow the same procedure consistently do their inventory for site visits, identification, evaluation of the systems. She is trying to get lists from the town assessors, town clerks, tax listers, town supervisors to eliminate site visits from the deputies. We are just trying to identify if a system is on the property. We want to let the public know though media coverage. Martha will be at a future meeting to discuss non-compliant sanitary systems. Dawn and Mary will be attending a WALL meeting at Trees for Tomorrows on Friday June 19. Since 2000 we have added 1000 new soil borings. Mary's goal is to have each of the deputies complete one of their township's per year.

Agenda Item #18: Review Statistics and Budget. - Chris said the budget looks on track and the money for the safety supplies should be taken out of the Maintenance and Equipment Account.

Motion by Maynard Bedish, second by Bob Egan to approve statistics and budget. All say aye, motion carried.

Agenda Item #19: Training and Out of County Travel. - None.

Agenda Item #21: Adjournment.-

Motion by Bob Egan, second by Maynard Bedish to adjourn at 12:50 p.m. All say aye, motion carried.

