

# ZONING & PLANNING COMMITTEE

## Minutes of Regular Monthly Meeting

May 6, 2010

Page 1 of 2

---

**Agenda Item #1: Call to Order:** Chris Mayer, Chairman, called the Zoning & Planning Committee Meeting to order at 9:00 a.m. on May 6, 2010 at the Vilas County Courthouse, Conference Room 2 & 3, 330 Court Street, Eagle River WI.

**Members Present:** Chris Mayer; Steve Favorite; Ralph Sitzberger; Fred Radtke; Bob Egan.

**Others Present:** Dawn Schmidt, Zoning Administrator; Tammy Baughman, Administrative Secretary; Marshall Reckard; Jim Will; Glenn Schiffmann.

**Agenda Item #2: Approve Agenda:** Motion by Fred Radtke, second by Bob Egan to approve today's Agenda in any order. All say aye, motion carried.

**Agenda Item #3: Approve Minutes:** Motion by Fred Radtke, second by Bob Egan to approve the (2) 4/6/10 Conditional Use Public Hearing Minutes and the 4/6/10 Regular Monthly Meeting Minutes. All say aye, motion carried.

**Agenda Item #5: Sanitary Program Updates:**

- a. **POWTS (Private On-Site Wastewater Treatment System) Inventory for Vilas County.** Mary said the sanitary department was busy with 45 permits issue for April compared to 15 permits in 2009. Seven townships have been inventoried so far to meet the 2011 State Mandate requirement and they are: Arbor Vitae, Boulder Junction, Cloverland, Conover, Land O' Lakes, Manitowish Waters, and Plum Lake. Mary discussed working with the IT Department to upgrade our current computer system allowing the zoning staff to separately tract the 3600 sanitary systems to be put on the system through soil bores, 150' square foot additions, and property transfers. On April 23<sup>rd</sup> local plumbers and pumper's were updated about the maintenance program, new card design and small claims enforcement. Mary has a State Audit with Carl Lippert, Wastewater Specialist from the Wisconsin Department of Commerce to visit 10 sanitary sites. Fred asked when St. Germain's inventory is projected to be completed and Mary said next year. Steve encourages keeping dialog open with the town boards and using township resources for collecting inventory information.
- b. **Update on the Small Claim Enforcement.** Martha, Corporation Counsel, mailed out the 2008 final letters to approximate 40 property owners and gave them until June 1<sup>st</sup> to comply before she proceeds with the small claims court action.

**Agenda Item #4: Subdivision Approval: Preliminary 9 lot subdivision for Gary Schultz, property owner: Being a Part of NW1/4-SW1/4 and Part of the NE1/4-SW1/4, Section 1, T39N, R10E, Town of Lincoln (Eagle Landmark Surveying, Inc). Division of Parcel No. 14-68; Recreation Zoning District.** Jim Will, surveyor for Eagle Landmark Surveying, presented the 9 lot subdivision located off Meta Lake Road. Steve mentioned the Town of Lincoln has a driveway ordinance and asked if the county would need to put a condition "upon town approval of driveway access." Discussion continued on driveway accessing. Dawn had concerns that the "unplatted lands owned by the subdivider" would be landlocked. The recorded easement that goes through lot 9 services the properties on the lake; however, when the unplatted lands owned by the subdivider were to be developed, they would not have access to the backland. Chris suggests Jim review with his client, where to provide an access road to the unplatted lands and provide a letter from the town confirming 9 driveway accesses. Also provide information on the easement road.

Motion by Steve Favorite, second by Fred Radtke to table until June meeting or until presented to Zoning & Planning Committee for approval. All say aye, motion carried.

**Agenda Item #6: Land Use Planning.** Dawn read a letter mailed from the Zoning & Planning Committee to the Town Representatives informing them that Vilas County will be updating their comprehensive plan late July or early August. Chris said we will set the meeting date next month.

**Agenda Item #7: NR115.** Dawn said she mailed out the NR115 grant application. Glenn Schiffmann asked to speak in regards to the grant application. He understood if the grant were accepted, we have a certain timeline to change our ordinance language. He believes accepting the \$5,000 grant would cause more harm to one property owner as opposed to having the full 2 year time limit for changes. He cautions the committee in accepting the grant if it would harm even one property owner from remodeling, expanding, reconstructing or rebuilding from using the current privileges that our ordinance currently offers. Dawn responded what the county will provide with grant monies that being; public awareness meetings, definition updates, and publication costs. Major changes to the ordinance wouldn't go before the county board until November 2011 and published in the newspaper with an effective date of February 1, 2012. Discussion continued on mitigation, vertical expansion, sideways expansion, and rearward expansion.

**Agenda Item #8: Letters and Communications:** None.

**Agenda Item #11: Public Comment:** Marshall Reckard asked if the town has never adopted General Ordinance 85, where zoning districts are specified (Shoreland Ordinance is separate issue), who prevails. Dawn said that they have adopted the Shoreland Ordinance and according to Article II General Provisions 2.4 Relationship to Other Zoning and Property Restrictions. A. Vilas County General Zoning Ordinance. All of the provisions of the Vilas County General Zoning Ordinance are hereby incorporated by reference.

**Agenda Item #12: Sign Vouchers:** Motion by Ralph Sitzberger, second by Fred Radtke to approve bills as presented. All say aye, motion carried.

**Agenda Item #10: Review Statistics and Budget:** Dawn said the permits almost tripled from last year. We had 13 single family homes this year compared to 2 in 2009. Glenn Schiffmann told the committee some national average statistic and how our last year's decrease in permits and this year's increase are consistent with his building statistics.

**Agenda Item #11: Training and Out of County Travel:** None.

**Agenda Item #13: Adjournment:**

Motion by Fred Radtke, second by Bob Egan to adjourn meeting @10:28 a.m. All say aye, motion carried.