

ZONING & PLANNING COMMITTEE

March 5, 2013

Minutes of March Regular Meeting

Vilas County Courthouse Conference Room #1

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Agenda Item #1: Call to Order. The Chairman calls the Zoning and Planning Committee Meeting to Order at 9:00 AM at the Vilas County Courthouse, Conference Room #3, 330 Court St, Eagle River, Wisconsin.

Members Present: Chris Mayer, Chairman; Lorin Johnson, Vice-Chairman; Chuck Hayes; Kathleen Rushlow, Ralph Sitzberger.

Others Present: Dawn Schmidt, Zoning Administrator; Stu Foltz, Foltz & Associates, Inc.; Greg Maines, Maines & Associates.

Agenda Item #2: Approve Agenda. Motion by Lorin Johnson, seconded by Kathleen Rushlow, to approve the agenda in any order to be discussed by the Chair. All say aye, motion carried.

Agenda Item #3: Approve 2/5/2013 Regular Monthly Meeting Minutes. Motion by Chuck Hayes, seconded by Lorin Johnson, to approve the minutes as presented. All say aye, motion carried.

Agenda Item #4: Condominium Approval #1-2013: A six (6) unit preliminary plat review for Mill Point Resort Condominium, being Lot 2 of 17CS363 being a part of Government Lot 2, Section 25, Town 42 North, Range 5 East, Town of Manitowish Waters, Vilas County, Wisconsin; known by Vilas County Computer Parcel Number 16-1310-06 (Foltz & Associates, Inc.). Mr. Foltz states that the reason for the creation of the condominium is that the owner wishes to have the option to sell off the cabin units of the existing resort once he retires. ZA Dawn Schmidt states that the property and proposed condominium are within all County regulations. **Motion by Chuck Hayes, seconded by Lorin Johnson, to approve the preliminary condominium as presented. All say aye, motion carried.**

Agenda Item #5: Condominium Approval #2-2013: A three (3) unit preliminary plat review for Gresham Condominium, being a Part of Government Lot 1, Section 34, Town 42 North, Range 6 East, Town of Boulder Junction, Vilas County, Wisconsin; known by Vilas County Computer Parcel Number 4-809 (Foltz & Associates, Inc.). Mr. Foltz states that this property is used to supply water for an existing cranberry marsh across CTH H, and that he would like to create the condominium to be able to sell the property and retain his pumping infrastructure. Discussion regarding the status of the pipeline within the condominium and lake access for each unit. ZA Dawn Schmidt states that she has no issues with this condominium and that it meets all requirements of all County regulations. **Motion by Chuck Hayes, seconded by Ralph Sitzberger, to approve the preliminary condominium as presented. All say aye, motion carried.**

Agenda Item #6: Subdivision Approval #2-2013: A preliminary four (4) lot subdivision for the Andrew R. Toth Trust, property owner; Being a part of the SE¼, SW¼, Section 34, and a part of Government Lot 2, Section 3, Town 41 North, Range 11 East, Town of Phelps, Vilas County, Wisconsin (Maines & Associates). Division of Computer Parcel Number 18-223. Mr. Maines states that the purpose of the subdivision is to divide the property among family members as the estate is settled. He states that the property is served by the Phelps Sanitary District but lots are sized appropriately to allow sanitary systems if required. Discussion regarding wetland on issues on Lot 4. ZA Dawn Schmidt states that the subdivision meets all requirements of County regulations. Discussion regarding minor discrepancies in the legal description on the east lot line. **Motion by Chuck Hayes, seconded by Lorin Johnson, to approve the preliminary subdivision as presented. All say aye, motion carried.**

Agenda Item #7: 2012 Annual Report. ZA Dawn Schmidt states that the report shows that the permit numbers are coming up a little bit. Discussion analyzing the statistics in the report. Mr. Mayer notes that most of the permits issued are not for large projects. **Motion by Ralph Sitzberger, seconded by Kathleen Rushlow, to accept the 2012 Annual Report and forward it to the full County Board for approval with years added to the graph of six-year permit numbers on Page 1. All say aye, motion carried.**

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Agenda Item #8: Review Working Draft of Changes to Vilas County Private Sewage System Ordinance. ZA Dawn Schmidt states that the draft has not been reviewed by Corporation Counsel. She states that code number changes have been updated, and that we are working with Oneida County to make our ordinances sync up. Discussion regarding the timeline for adoption of the Ordinance. She states that she would like to have a public hearing regarding the changes in May, with presentation to the County Board for their June meeting. ZA Dawn Schmidt states that the largest change in substance was to add a section regarding campgrounds, and a section regarding appeals of Wisconsin Fund application denials.

Agenda Item #9: Floodplain Zoning Ordinance. ZA Dawn Schmidt states that she has been in contact with representatives from the North Central Wisconsin Regional Planning Commission (NCWRPC) and Wisconsin Department of Natural Resources (DNR) and that they will do a presentation regarding floodplain zoning at the County Board meeting on March 19, 2013. Discussion regarding the presentation. Mr. Mayer notes that it will be an informational presentation only with no action being taken.

Agenda Item #10: Letters and Communications. ZA Dawn Schmidt presents information regarding environmental impacts of the proposed metallic mining bill. ZA Dawn Schmidt reads a letter from Jim Cagney of Island Lake in favor of the enrollment of sanitary systems on the Sanitary Maintenance Program. Ms. Rushlow presents the Vilas County Lakes Association Winter Newsletter with an article in favor of the enrollment of sanitary systems on the Sanitary Maintenance Program.

Agenda Item #11: Review Statistics and Budgets. Mr. Mayer asks if there was any money left over from the 2012 budget. ZA Dawn Schmidt responds that there was. She states that money is up but permit numbers have stayed relatively even. She notes that the condominiums approved will appear on the March statistics. Mr. Johnson states that he would like to begin to discuss compensation for the Zoning Administrator since she has taken on the Solid Waste and Recycling duties.

Agenda Item #12: Training and Out of County Travel. ZA Dawn Schmidt requests to attend the WCCA spring conference April 3-5, 2013 in Wausau. She also requests to attend the NEWCCA meeting March 14, 2013 at Kelly Lake. Deputy Zoning Administrator Dave Sadenwasser requests to travel to Eau Claire for his Certified Soil Tester on April 2, 2013 with one night hotel stay. She states that money is budgeted for all this travel. **Motion by Kathleen Rushlow, seconded by Ralph Sitzberger, to approve all out of county travel. All say aye, motion carried.**

Agenda Item #13: Confirm April regular meeting, location, and date. The April regular meeting will be held on Tuesday, April 2, 2013 at 9:00 AM in the Vilas County Courthouse Conference Room #1.

Agenda Item #14: Adjournment. The Chairman adjourns the meeting at 10:14 AM.

Minutes reflect the recorder's notations and are subject to approval by the appropriate board or committee.