

Regular Plan Commission Meeting Minutes

Tuesday, February 6, 2024

The in-person meeting was posted on January 30, 2024 at the Bayfield Town Hall bulletin board and the town website. Plan Commission members present were: Annalisa Bermel, Dennis Clark, Carol Fahrenkrog, Robert Feyen, Robert Meierotto, Jim Steffenson, Town Clerk Kelly Faye and Plan Commission Secretary Amy Sherrard. Chairperson Chuck Finn was excused. The meeting was called to order by Vice-Chairperson Fahrenkrog at 5:30pm.

Public Comment: None

Communications and Correspondence: None

Discussion and possible approval of minutes of Regular Plan Commission Meeting of January 2, 2024. A motion was made by Meierotto, seconded by Steffenson to approve the minutes. Motion carried.

Update from Bayfield Area Trails: June 1, 2024 at 9:00am; Pileated Woodpecker Trail Dedication

OLD BUSINESS: None

NEW BUSINESS:

Discussion and possible recommendation to Bayfield Town Board on a Class A Special Use Application from Lakeside Minong, LLC, Kevin Brisky, Agent at 85420 Shady Lane for a Short-Term Rental. Zoned: R-RB; 1.56 acre parcel. Tax ID #5984. Kevin Brisky attended via Zoom. The commissioners asked the applicant several questions related to the request. Kevin stated he will be both renting the property and using it with his family. Bob Feyen would like to go on record stating he would like the state of Wisconsin to put limits on the number of Short-Term Rentals. A motion was made by Steffenson, seconded by Meierotto to recommend to the Bayfield Town Board to approve the the Class A Special Use Application from Lakeside Mining, LLC, Kevin Brisky.

Discussion and possible recommendation to Bayfield Town Board on a Class A Special Use Application from Joshua and Amber Garbe at 84435 Silver Ridge Drive for RV parking and storage exceeding four months. Zoned: R-RB; 2.54 acre parcel. Tax ID #4897. Joshua Garbe attended via Zoom. The commissioners asked what the intentions were with the RV. Joshua stated they would like to place the RV on their property which is accessed by a private road, and use the RV during summer months. He would winterized and tarp the RV and leave it on the property during the winter which would eliminate transporting the RV back and forth. The property is serviced by a holding tank which will be pumped at the end of the season. Discussion among the commissioners included the review of Bayfield County Zoning Ordinance: Title 13, Chapter 1, Article B (2)

Any recreational vehicle located outside a state or county approved park shall:

- a. Require an RV placement permit issued by the Bayfield County Planning and Zoning Agency prior to the unit being placed on an undeveloped parcel if placed more than twenty-one (21) days. The RV shall be permitted to be used for temporary dwelling purposes for an aggregate time period of up to four (4) months per calendar year in all zoning districts except Commercial, Forestry-2, Agricultural-2, Conservancy, and Industrial. Any such unit that is to be used for temporary dwelling purposes and which is located on an undeveloped site for a period of time greater than four (4) months per annum shall require a Class A special use permit.*

Discussion regarding a previous application from June 7, 2022: *Class A Special Use permit from Leonard and Kathleen VanZeeland, 25758 State Hwy 13. They sought permission to place a RV on the property. Property is zoned: F-1 (Forestry); 4.96 acre parcel. Tax ID: #5475. VanZeeland stated they would like to use the RV as a dwelling while they build a permanent residence. A septic holding tank is already in place. Discussion regarding the length of time the county allows a RV to reside on undeveloped property. Erickson stated VanZeeland needs to be aware that this is not a permanent solution and that according to the county a RV cannot be on the undeveloped property longer than four months. Motion made by*

Meierotto to approve the permit on the condition from the county that the RV cannot be on the undeveloped property longer than four months. Finn seconded. Motion carried.

Vice-Chairperson Fahrenkrog started she contacted the county earlier in the day regarding this zoning ordinance but had not received an answer. The commissioners agreed they would like to do more research prior to making a recommendation on the Class A Special Use Application from Joshua and Amber Garbe. Garbe is amendable to this. Agenda item tabled.

8. Town of Bayfield Short-Term Rental Update. The Plan Commission reviewed the Short-Term Letter that was sent via e-mail to all known Short-Term Rentals within the Town of Bayfield. Applications are starting to arrive. At this time there are 55 Short-Term Rentals within the town. Recommendation to add a requirement for all Short-Term Rentals to have an address sign. This would be in compliance of the Bayfield County Ordinance: Title 8, Chapter 1, County Wide Address System. Meierotto gave a brief update on the status of fire inspections.

9. A petition by Ruth Hulstrom, Director of Planning and Zoning, on behalf of the Bayfield County Planning and Zoning Committee, requesting amendments to the Bayfield County Zoning Code of Ordinances. (See Attached). The Plan Commission reviewed the amendments. Vice-Chairperson Fahrenkrog and Bermel are planning on attending the Public Hearing on Thursday, February 15, 2024, at 4:00pm in the Board Room of the Bayfield County Courthouse in Washburn regarding the requirements for Short-Term Rentals in Bayfield County.

10. Monthly update on status of objectives in Comprehensive Plan Section: Infrastructure, Community Services and Facilities: None

Next Meeting: March 5, 2024 at 5:30pm

Adjourn: A motion was made by Clark, seconded by Meierotto to adjourn the meeting. Motion carried.

Minutes respectfully submitted by:

Amy Sherrard

Plan Commission Secretary