

Regular August Plan Commission Meeting

August 11th, 2025 5:00 PM

The meeting was posted at the Bayfield Town Hall and Town website on August 7th, 2025. Plan Commission members Carol Fahrenkrog, Nan Swift, Robert Meierotto, Jim Steffenson, Robert Feyen, and Annalisa Bermel were in attendance. Chairman Chuck Finn was excused. Carol Fahrenkrog called the meeting to order at 5:00 PM.

Welcome new Plan Commission Member Nan Swift.

Public Comment: None.

Communications and Correspondence: Fahrenkrog mentioned a letter from Bayfield County Zoning Department that would be discussed later in the agenda.

Discussion and possible approval of minutes of Plan Commission Meeting of July 14th, 2025: A motion was made by Meierotto, seconded by Steffenson, to approve the minutes. Motion carried.

Update from Bayfield Area Trails Committee: No formal report was given.

Old Business

Update on Bayfield County Zoning Code Re-Write Process: Plan Commission members were provided with three documents from the Bayfield County Zoning Department pertaining to the rezone process. The documents were meant to address common questions and myths vs. facts, as well as ask for input. Discussion took place about proposed changes to the RRB classification, other changes, and the overall intent of the re-write. Input was brought up to be presented in writing to the Zoning Department and Re-Write Advisory Committee. It was decided that a sub-committee made up of Bermel and Fahrenkrog would meet the next day to draft a response based on the discussion that took place. The draft would be presented to the rest of the Plan Commission by email for review prior to the Clerk forwarding the document on to the Zoning Department.

New Business

Discussion and possible recommendation to Bayfield Town Board on Conditional Use Permit for Milo and Heidi McCowan for construction of a home as their primary residence, making two dwellings on one lot with their seasonal cabin that is currently operated as a short-term rental, located on 4.54-acres Zoned Ag1 at 34805 Fire Tower Road: Milo and Heidi McCowan attended via Zoom. Fahrenkrog asked if they had received any objections from their neighbors. Milo McCowan explained that they have met with the neighbors to the west a couple of times and walked them around the property as they are the closest to where the potential build site would potentially be. Those neighbors seemed happy for the build to move ahead. Swift asked if they are applying for a building permit for new construction and they replied they are. Discussion took place about the need for a Conditional Use Permit for this request. The applicants explained that they considered using the existing cabin as a full-time residence but realized that the structure is not adequate to accommodate that

purpose. They then decided to build a separate structure on the property. They brought up the benefit of the existing small cabin being used as a short-term rental to recoup some of the utility costs (well, septic, electric) that were put into the property. Steffenson made a motion, seconded by Feyen, to recommend approval to the Bayfield Town Board. Motion carried.

Set date and time for next Plan Commission Meeting- Monday, September 8th, 2025 following the Town Board meeting.

Adjourn: A motion was made by Meierotto, seconded by Feyen, to adjourn. Motion carried.

Minutes respectfully presented by: Kelly Faye, Clerk