**Town of Spider Lake**
**Plan and Review Commission Meeting Minutes**
**January 3, 2024 at 6:00pm**

## MEETING MINUTES

1. Chair Delaney called the meeting to order at 6:51 pm

   Present: Chair Sarah Delaney, Tim Sheldon, Don Becker, Fred Haueter (via Zoom), Steve Smith (via Zoom), Zoning Administrator Mike Gardner

2. Smith moved to approve the agenda as presented, Sheldon seconded. Motion carried.

3. Haueter moved to approve December 6, 2023 Minutes; Sheldon seconded. Motion carried.

4. Seibert Rezone - Discussion and Recommendation* (yay or nay)

   *P&RC Recommends, Board formalizes recommendation to Sawyer County

   **DISCUSSION**: Delaney reviewed the rezone checklist recommended by the state and distributed prior to the meeting. **Becker**: I read all documents; no strong basis to object to rezone. The intended use is not inconsistent with adjacent parcels. **Haueter**: Wetlands currently safe, but shift in government regulations, as we have seen across US, may place wetlands at risk. Wetlands may be ***highly*** develop-able in future. **Smith**: Great job of preparing materials. **Sheldon**: Comprehensive plan suggests a 5 ac. minimum. I would feel much better if this division could maintain that minimum, but that is specifically a matter for a CSM, not necessarily for a rezone determination. Approving this rezone does not imply approval of any building. Sheldon feels comfortable that Ord. 17-88 protects the wetlands, septic requirements. Sheldon also believes that before the rezone is finalized that easements should be clarified and codified with both properties in any forthcoming CSM. Sheldon does NOT feel comfortable and will oppose a building permit that creates a storage facility dressed up to look like a residence. **Delaney**: Using the state recommended rezone checklist, a primary consideration is alignment with Comprehensive Plan and compatibility with adjacent land uses. The Plan acknowledges that we will have more subdivisions and the current proposal is not in conflict with the General (and Future) Land Use map. There will likely be some visibility from the road, where currently no other structures are visible. DNR and Sawyer County will also have to endorse and have authority for a final decision. They declined to provide comments prior to any County review. The P&RC appreciates the concerns expressed by adjoining landowners and they will be included in subsequent subdivision and development proposals.

   Delaney initiated a roll call vote on the decision to recommend to the Town Board that the Town Board recommend the rezone to the Sawyer County Zoning Committee.

   **DECISION**: (Roll call) Haueter: Opposed, Smith: Support, Sheldon: Support, Becker: Support, Delaney Support. 4 AYE, 1 NAY, motion carried.

5. Zoning Administrator's Report

   ZA Gardner reported inquiries about permitting questions and timing and reaffirmed that the Town's website (Zoning FAQ page) is a good initial tool for permit applicants and those interested in the process.

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a. LUP 23-040_REV Santas – Accessory Building (Revision to LUP 23-040; larger size and new placement)

   Sheldon moved to approve revision to the Santas LUP, seconded by Smith. Motion carried.

b. Notices and anticipated activity – Wanegan Holdings LLC (North Star Camp)

   No action since November 6, 2023. Commissioners directed ZA Gardner to reach out to the owner. Also discussed sending a letter and assessing commercial fine rates for the delays. Gardner will liaise with the DSPS (Dept of Safety and Professional Services) to understand their process and proceed with formal notification of violation to the owner as appropriate.

6. CAFO Operations Ordinance 01-2024 - The P&RC endorsed the upcoming schedule to proceed with a recommendation to the Board at the upcoming Jan 10 meeting. Sheldon agreed to reach out to Town attorney to see if there are final thoughts re: the Ordinance and its composition. Smith wanted the record to reflect the significant time and effort by Haueter and others in preparing the final drafts for this Ordinance. Should the Board endorse moving forward, the plan would include immediate posting of the documents for public comment, an information session in January, public hearing Feb 7 and Board action Feb 14.

7. Any other business: Don Becker will draft a summary of contents for a proposed TOSL neighborhood "Information Book" which will contain high level summary of things each property owner (or short term renter) should be aware of. When complete, the information will be made available on the Town website.

8. Sheldon moved to adjourn, seconded by Smith. Motion carried.

Respectfully submitted,

Tim Sheldon, Vice Chair PRC
1/4/2024

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