

**Town of Spider Lake
Plan and Review Commission Meeting Minutes
April 2, 2025 at 6:00 pm**

MINUTES

1. The Meeting was called to order at 6:00 PM
 - a. PRESENT: Chair Sarah Delaney and Commissioners: Becker, Haueter (via Zoom), Sheldon, and Smith (via Zoom), Zoning Administrator Mike Gardner.
2. **Becker moved to approve the April 4 Agenda with the addition of the Sawyer County Camping Cabin proposed amendment discussion under 'Any other business';** seconded by Sheldon. Motion carried.
3. Pledge of Allegiance
4. **Becker moved to approve the Minutes of the March 5, 2025, Public Hearings;** seconded by Haueter. **Smith moved to approve the Minutes of the March 5, 2025, P&RC Meeting;** seconded by Becker. Both motions carried.
5. Zoning Administrator Mike Gardner presented the Zoning Administrator's Report, relaying that permit inquiries were increasing and that the information on the website and the ability to complete the initial stages of the application process on the web was streamlining the process.
 - a. Permit applications
 - i. LUP 25-06 – Capes Accessory Structure Addition - **Sheldon moved to approve;** Becker seconded. Motion carried.
 - ii. LUP 25-07 – **Sheldon moved to approve North Star Camp's Accessory Bldg/Dormitory with two provisions: (1) revise the language of the Boys' Camp Shoreland Preservation Agreement from: "The owner(s) hereby agrees to comply with..." to "The owner(s) hereby agrees that all future development shall comply with..." and signed by owner; (2) that Westlund consultants supply a written document of Compliance with all state and county requirements.** Becker seconded.

Discussion: All buildings have been numbered and identified on Sheet C301. Request that buildings be color-coded as residential (or potentially hazardous materials) and submitted to the Town and the Town's Fire Department (SLVFD) to facilitate informed if an emergency response is necessary.

This has been a long process, beginning in October of 2023. Commitment expressed from owner to follow the Town's permitting process for all future development.

Agreement to work with ZA Gardner to walk the shoreland boundary some time in Spring 2025.

Motion carried.
 - iii. DW 25-01 – Kruskopf new Driveway - **Delaney moved to approve;** Smith seconded. Motion carried.
 - iv. LUP 25-08 – Maier New Dwelling -Maiers provided a presentation of the circumstances of their situation on Boos Lake.

Becker moved to approve recommending that the Zoning Board of Appeals look favorably upon the request to relocate the footprint of the

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dwelling structure from 22 feet from the shoreland, back to about 40 feet from the shoreland; Smith seconded.

DISCUSSION: This action may be best for the environment and best for the family and Town but fails to meet the requirements of all conditions of the ordinance and therefore, must be rejected.

Becker motion; seconded by Smith. Motion Failed.

Sheldon moved that the commission reject the Maiers' LUP application; seconded by Haueter. Motion carried. Recourse for the Maiers is to petition for a variance to the Zoning Board of Appeals.

- v. LUP 25-09 – Dohrmann – New Dwelling (Rebuild)- **Becker moved to approve;** seconded by Sheldon. Motion carried. DISCUSSION: Permit fees will be waived.
 - vi. LUP 25-10 –Okuno Dwelling Addition- **Smith moved to approve;** seconded by Becker. Motion carried.
6. TOSL Information Guide - Review and Discussion – Delaney will pursue professional assistance to finalize the 'At-A-Glance' document and contact the lake associations to assist with distribution.
7. Sawyer County Ad Hoc Zoning Committee Update – Delaney shared key issues and remedies in progress from the Ad Hoc Committee.
8. Other business which came before the Commission for Discussion:
- a. Sawyer County Zoning and Conservation Department proposed amendment to the Zoning Ordinance regarding Camping Cabins:

A comparison of TOSL/Sawyer County/DATCP descriptions and considerations of camper cabins was provided, demonstrating a considerable relaxation of regulation in the proposal.

DISCUSSION: Delaney: The proposed amendment shifts the definition of camping cabin from a no-frills shelter to small 'dwellings' with utilities (gas, water, elec.). Haueter: creates a subclass of dwellings and blurs permitted uses. The proposed use in licensed campgrounds could create high density residential neighborhoods (up to 5 per acre) in shoreland areas (counter to the County and Town Comprehensive Plans), without benefit of traditional zoning regulation. In addition, the proposal was crafted prior to the conclusion of the Ad Hoc Committee addressing Multi-Dwelling Development and could inject additional conflict or inconsistency into the Zoning Ordinance.

Highlights of the discussion will be provided to the Town Board for their information and action.
9. **Sheldon moved to adjourn; seconded by Becker.** Motion carried.

Respectfully submitted,
Tim Sheldon, Vice Chair of the Plan and Review Commission
April 9, 2025