

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting June 4, 2025 at 6:00 pm

1. The meeting was called to order at 6:00 pm by Chair Delaney.
 - a. PRESENT: Chair Sarah Delaney and Commissioners Don Becker, Quentin Johnson, Bob Capes and Zoning Administrator Mike Gardner.
ABSENT: Jeff Tumbleson
2. **Becker moved to approve the June 4th agenda**, seconded by Johnson. Motion carried.
3. Pledge of Allegiance
4. **Becker moved to Approve the Minutes of the May 7, 2025 P&RC Meeting**, seconded by Capes. Motion carried. Becker noted that the May 7th minutes were well done and the P&RC appreciated their thoroughness.
5. **CSM Review – Delia Barber_JAH Construction (2 parcels)**
Discussion: Jim Haines (land owner) was present via zoom. Haines made changes to the plot layout based on feedback from the May 7th P&RC meeting. The P&RC endorsed the new CSM as presented without any objections. The P&RC advised Jim Haines to provide the original survey map prior to the June 11th meeting for signature should the Town Board provide final approval.
Motion to Approve made by Becker seconded by Johnson. Motion carried.
6. **CUP Deliberation / Action – Maier New Dwelling – Conditions and Mitigation Plan for application LUP 25-08, CUP 25-02, DM 25-03**
Background and Discussion: John and Brenda Maier originally presented their Land Use Permit (LUP) application to demolish and relocate their dwelling at the April 02, 2025 meeting. With the non-conforming parcel and structure, the P&RC was not able to approve the proposed setback location. The Maiers petitioned for a variance to the TOSL Zoning Board of Appeals (ZBOA), and this request was approved by the ZBOA at a hearing on May 21st 2025 to gain setback relief from Boos Lake. The Maiers must also adhere to the TOSL ordinance section 15.7 (Part II), requiring a Conditional Use Permit for the proposed relocation. P&RC agreed to approve the LUP conditionally once the Maiers submit the CUP and DW applications prior to the TOSL Board meeting on June 11th.
Motion for conditional approval of LUP subject to the property owners presenting the Demolition and Conditional Use Permit applications prior to the June 11th meeting made by Johnson, seconded by Becker.
Motion carried.

7. Zoning Administrator's Report: ZA Gardner reported that there has been a lot of activity within the town for new projects in the works and others being finalized. He noted that he is now placing a sticker on the green Permit Placards which remind owners that habitable structure projects require a separate and additional UDC (Uniform Dwelling Code) inspection. The stickers provide contact information for the UDC Inspector, Boss Inspections Inc. ZA Gardner noted that this month's P&RC was light on applications but next month will likely be busier based on inquiries this month.

a. Permit review and action:

i. **DW 25-02 Vesel – Elaine Drive**

ZA Gardner noted this application meets all TOSL ordinance requirements. Road Superintendent Don Fogal advised that a culvert of 12" minimum diameter should be installed.

Motion to approve made by Becker, seconded by Johnson.
Motion carried.

ii. **LUP 25-18 Myhra –New Dwelling and Accessory Structure-Garage**

ZA Gardner noted this application meets all TOSL ordinance requirements.

Motion to Approve made by Becker, seconded by Johnson.
Motion carried.

- b. Notices and anticipated activity: Chair Delaney let the P&RC know that the Information Guide has been posted on the Town's website, and laminated copies of the 'At a Glance' page will be distributed to local businesses and STR owners. Chair Delaney informed the P&RC on the Land Use Ordinance update: she has not yet met with the TOSL lawyers to discuss scope and timeline. Town Chairman Johnson has had initial consultation with legal counsel concerning ongoing activity and whether there is capacity to accommodate this work. It was agreed that the best course of action would be to circulate the current status of recommended changes to the P&RC, which can then review and decide next steps. One possible outcome would be to engage third party experts in land use regulation for guidance.

8. **Sawyer County Camping Cabin "Option F" proposal** – Discussion/Action
Discussion: Delaney prefaced the discussion by reminding the P&RC that the Town of Spider Lake does not fall under the County's jurisdiction for their zoning ordinance, but the Town has been asked for feedback. Earlier this year the P&RC presented Sawyer County's "Option A" proposal for review. The Board rejected this proposal as it didn't align with the County or Town's Comprehensive Plans and enabled a higher density of 'dwellings' than current County or Town ordinances allow. Most of the other towns within Sawyer county also rejected this proposed modification.

Sawyer county is proposing a new "Option F" change to Camping Cabin regulations which would restrict the Camping Cabins in licensed campgrounds to 30% of their sites. In addition, the cabins (proposed to be 400 square feet with full utilities) can now have poured slabs and 16' height. This proposed change does nothing to improve the issues previously raised (five times the density of septic systems and impervious surface than allowed for development on individual parcels) and continues to conflict with the Town and County Comprehensive Plans and land use ordinances.

Motion to guide the Board to not support (deny) the proposed "Option F" (same as the P&RC position when the "Option A" from Sawyer County was presented several months ago) **made by Chair Delaney**, seconded by Capes. Motion carried.

9. As no other business came before the Commission for discussion, a **motion to Adjourn was made by Johnson**, seconded by Capes. Motion carried.
10. Adjournment at 7:04pm.

Respectfully submitted,
Trisha Principe
Secretary, Plan & Review Commission
June 4, 2025