

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting February 4, 2026

1. Chair Delaney called the meeting to order at 6:00 pm.
Present were Chair Sarah Delaney, Vice Chair Quentin Johnson, Commissioners Don Becker (Zoom) and Bob Capes and Zoning Administrator Mike Gardner.
Delaney confirmed a quorum was present.
2. **Motion to approve the Agenda** made by Johnson, seconded by Capes. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the January 7, 2025 Public Hearing** made by Johnson, seconded by Capes. All in favor; motion carried. **Motion to approve the Minutes of the January 7, 2025 P&RC Meeting** made by Johnson, seconded by Capes. All in favor; motion carried.
5. Condominium Plat Modification – Spider Lake Luxury Suites Condo Association:
(inclusion of Garage Accessory buildings area)
Surveyor Todd Goold presented the proposed plat with garage additions, explaining the Impervious Surface calculations. **Discussion:** The pond on the parcel is treated as a 'pervious' surface, acting as a retention pond for runoff. The added square footage of the 9 garage units does not exceed the total 15% impervious surface limitation for the parcel. Letter from the Condo Association endorsing the proposed amendment was provided.
Motion to approve the Second Amendment to the Spider Lake Luxury Suites Condominium Plat made by Johnson, seconded by Becker. All in favor; motion carried.
6. Zoning Administrator's Report: ZA Gardner reported another busy month of inquiries and follow-up conversations, with two permit applications presented for review.
 - a. Permit Applications:
 - i. LUP 26-02 – Overman – covered deck
As minimum requirements of the Ordinance were met, **Motion to approve LUP 26-02 made by Becker**, seconded by Johnson. All in favor; motion carried.
 - ii. LUP 26-03 – TOSL Garden & Grounds Auxiliary – walkway / pavilion floor.
As minimum requirements of the Ordinance were met, **Motion to approve LUP 26-03 and waive the application fee made by Delaney**, seconded by Becker.

- b. Anticipated activity: the number of inquiries lead us to anticipate a higher number of applications in the coming months.
- 7. Land Use Ordinance 17-88 update: Contact was made with the principals at von Briesen & Roper to confirm engagement and set up timetable. No firm plans were established by the time of the February 4, 2026 P&RC meeting.
- 8. As there was no other business coming before the Commission, **Motion to adjourn made by Johnson**, seconded by Capes. All in favor; motion carried.

Respectfully submitted,

Sarah Delaney
Chair, Plan & Review Commission
February 9, 2026