

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting July 1, 2026

1. Chair Delaney called the meeting to order at 6:00 pm. Present were Delaney, Vice Chair Johnson and Commissioners Capes and Tumbleson, and Zoning Administrator Mike Gardner.
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 June 3, 2026 P&RC Meeting made by Capes**, seconded by Johnson. All in favor; motion carried.
5. Zoning Administrator's Report: ZA Gardner reported numerous conversations accompanying the high activity, with ten permit applications for review.
 - a. Permit Applications:
 - i. **DM 26-02 – Boone** – cabin demolition
 - ii. **LUP 26-17 – Boone** – new dwelling
The Boone applications were discussed together, as the owner proposes to demolish one cabin and replace with a new dwelling. As all Ordinance requirements are met, **Motion to approve both DM 26-02 and LUP 26-17 made by Johnson**, seconded by Capes. All in favor; Motion carried.
 - iii. **LUP 26-18 – Hannula** – addition to dwelling: Ordinance and Condo Association setbacks are met, and discussion centered on the existing septic system (whether it was sufficient to accommodate the addition). **Motion to provisionally approve LUP 26-18 pending confirmation by Sawyer County H&HS that the septic system is acceptable made by Johnson**, seconded by Capes. All in favor; Motion carried.
 - iv. **LUP 26-19 – Chelsea Real Estate** – walkway/stairs replacement: As all Ordinance requirements are met, **Motion to approve LUP 26-19 made by Capes**, seconded by Johnson. All in favor; Motion carried.
 - v. **LUP 26-20 - Madalon** – deck replacement: As all Ordinance requirements are met, **Motion to approve LUP 26-20 made by Johnson**, seconded by Capes. All in favor; Motion carried.

LUP 26-21 – Romashko – Accessory Building – garage: As all Ordinance requirements are met, **Motion to approve LUP 26-21 made by Capes**, seconded by Johnson. All in favor; Motion carried.

vi. **LUP 26-22 – DR Barratt (Great Outdoor Club)** – storage building

vii. **LUP 26-23 – DJ Barratt (Great Outdoor Club)** – storage building

viii. **LUP 26-24 – McGann (Great Outdoor Club)** – storage building

The Great Outdoor Club applications were discussed together, as all three are identical accessory structures with placements of all three adjacent to existing storage sheds. As all Ordinance requirements are met, **Motion to approve LUP 26-22, 26-23 and 26-24 made by Johnson**, seconded by Capes. All in favor; Motion carried.

ix. **LUP 26-25 – Morelock – new dwelling:** As all Ordinance requirements are met, **Motion to approve LUP 26-25 made by Capes**, seconded by Johnson. All in favor; Motion carried.

b. Notices and anticipated activity

- i. Correction Notices – Kroll, Frick: Trailers owned by Kroll and Frick are still on location and remain in violation of the Ordinance. The Town's legal counsel continues to work through the Kroll's attorney and a Citation was issued to Terence Frick. No response from Mr. Frick at the time of the meeting.
- ii. The DNR has posted notice that a completed application has been received to apply for a dredging permit

6. Land Use Ordinance 17-88 update: Thor Jeppsen, Project Lead with von Briesen & Roper (vB&R) provided a written overview of June activity, which included Zoning Districts, Use Table, Supplemental Use Standards and Site Design Standards. Summary materials will be provided by the end of July so that work can be reviewed at the August 5 Meeting .

7. As there was no other business coming before the Commission, **Motion to adjourn was made by Tumbleson**, seconded by Capes. All in favor; Motion carried.

Respectfully submitted,

Sarah Delaney
Plan & Review Commission Chair
July 7, 2026