

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting August 5, 2026

1. Chair Delaney called the meeting to order at 6:00 pm. Present were Vice Chair Johnson and Commissioners Becker and Tumbleson, Alternate Commissioner Julie Rudolph and Zoning Administrator Mike Gardner.
2. **Motion to approve the Agenda** made by Don Becker, seconded by Quentin Johnson. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the July 1, 2026 P&RC Meeting made by Johnson**, seconded by Tumbleson. All in favor; motion carried.
5. CSM Review – Spider Lake Properties LLC – creation of Outlot 1: The Preliminary plat for the Outlot was not accompanied by a statement of purpose. Owner Matt Pobloske will propose language which specifies that the Outlot will contain the golf course maintenance and storage structure and will be associated with golf course operations.
6. Zoning Administrator's Report: ZA Gardner reported new and follow-up project conversations and prospective owner inquiries, with nine permit applications for review.
 - a. Permit Applications:
 - i. DW 26-01 – Spider Lake Properties LLC (Pobloske) Lot 1
 - ii. DW 26-02 – Spider Lake Properties LLC (Pobloske) Lot 2
 - iii. DW 26-03 – Spider Lake Properties LLC (Pobloske) Lot 3
 - iv. DW 26-04 - Spider Lake Properties LLC (Pobloske) Lot 4The four Spider Lake Properties LLC driveway permits were discussed together, as they are adjacent and under common ownership. Road Superintendent Don Fogal has endorsed the proposed driveway locations. **Motion to approve driveway permits DW 26-01, 26-02, 26-03 and 26-04 made by Johnson**, seconded by Tumbleson. All in favor; motion carried.
 - v. LUP 26-26 – Guzzo – Accessory building – Garage: As all Ordinance requirements are met, **Motion to approve LUP 26-26 made by Becker**, seconded by Rudolph. All in favor; Motion carried.
 - vi. DM 26-03 – Vervelde – Cabin demolition
 - vii. LUP 26-27 – Vervelde – New Dwelling

The Vervelde applications were discussed together, as the owner proposes to demolish the existing cabin and replace it with a new dwelling. As all Ordinance requirements are met, **Motion to approve both DM 26-03 and LUP 26-27 made by Johnson**, seconded by Becker. All in favor; motion carried.

- viii. LUP 26-29 – Scrivner – stairs/walkway to lake: As all Ordinance requirements are met, **Motion to approve LUP 26-29 made by Becker**, seconded by Rudolph. All in favor; Motion carried.
- ix. LUP 26-30 – Kenney – New Dwelling: Mr Kenney clarified intent on building height and setbacks, and as all Ordinance requirements are met, **Motion to approve LUP 26-30 made by Johnson**, seconded by Becker. All in favor; Motion carried.

b. Notices and anticipated activity

- i. Citations: A Citation was issued to Terence Frick for a trailer in violation of Ordinance 17-88. As of the August 5 P&RC meeting, the trailer has been removed from the site. A Citation has also been issued to Kevin Kroll, whose trailer remains on site and in violation of the Ordinance.
7. Land Use Ordinance 17-88 update: Thor Jeppsen, Project Lead with von Briesen & Roper (vB&R) provided an overview of Phase I activity. Rationale for clarification and simplification was shared and is reflected in a proposed Phase I draft. Delaney will create a process to document specific feedback from the P&RC and return it to vB&R for further discussion.
8. As there was no other business coming before the Commission, **Motion to adjourn was made by Johnson**, seconded by Becker. All in favor; motion carried.

Respectfully submitted,

Sarah Delaney
Plan & Review Commission Chair
August 9, 2026