**MEETING MINUTES**

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

1. Chair Delaney called the meeting to order at 6:00 pm. Also present were Vice Chair Johnson (via Zoom), Commissioners Tumbleson and Capes, and Zoning Administrator Mike Gardner.

2. **Motion to approve the Agenda made by Capes,** seconded by Tumbleson. All in favor; motion carried.

3. Pledge of Allegiance
4. **Motion to approve the Minutes of the October 7, 2026 P&RC Meeting made by Capes,** seconded by Tumbleson. All in favor; motion carried.

5. Zoning Administrator's Report: ZA Gardner reported another busy month of inquiries resulting in three permit applications for review.
    a. Permit Applications:
        i. DM 26-06 – Bradel/Vitali – Dwelling demolition
        ii. LUP 26-34 – Bradel/Vitali – New Dwelling

        The Bradel/Vitali applications were discussed together, as the owner proposes to demolish the existing cabin and replace it with a new dwelling. **Motion to approve DM 26-06 made by Johnson,** seconded by Tumbleson. All in favor; motion carried. Discussion focused on the need for an updated and approved septic permit (from Sawyer County) for the proposed dwelling. This has been applied for but was not in hand at the time of the meeting. **Motion to provisionally approve LUP 26-34 with the condition that an approved septic permit for the proposed 4 bdrm dwelling must be received by ZA Gardner prior to permit issuance/approval made by Johnson**, seconded by Delaney. All in favor; motion carried.
        iii. LUP 26-33 – Hannula/Marty – New Deck: As all Ordinance requirements are met, **Motion to approve LUP 26-33 made by Johnson,** seconded by Tumbleson. All in favor; Motion carried.
    b. Notices and anticipated activity: ZA Gardner will follow up on projects in progress and prepare for a cell tower equipment upgrade application.
6. Land Use Ordinance 17-88 Progress Update
    a. Overview and Discussion of Progress to date: Delaney summarized communications with von Briesen & Roper (vB&R) project lead Thor Jeppson.

TOSL is nearing completion of the Part I DRAFT review and vB&R is now focusing on Part II (Shoreland and Wetland Protection). Jeppson will join the P&RC Meeting of December 2, 2026.

b. Review of Part I DRAFT Section 13 (Conditional Uses) and Section 14 (Nonconformities): Detailed feedback of the draft Sections 13 and 14 were documented for review with vB&R. Section 13 is largely the same as the current Ordinance and Section 14 is expanded beyond nonconforming Uses. Feedback will be passed to vB&R.

c. Delaney will forward feedback from Sections 13 and 14, and Jeppson will provide a progress update at the December P&RC Meeting.

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

Respectfully submitted,

Sarah Delaney
Plan & Review Commission Chair
November 9, 2026