

**Plan Commission Meeting – October 4, 2016**

Posted September 26, 2016 at 4:00 p.m. at the Town Garage, Clerk's Office and the Town website. Notices sent to the Ashland Daily Press and the Bayfield County Journal. Revised and re-posted October 3, 2016.

The meeting was called to order at 6:00 p.m. by Commission Chairman Larry Meierotto at the Town of Russell Garage. Plan Commission members present were Jeff Benton, Ann Bowker, and Tessa Levens. Clerk/Treasurer David L. Good was also present. Commissioner Kathy Wendling was excused.

No members of the public present.

Pledge of Allegiance was recited.

Approval of the Agenda – A motion was made by Benton and seconded by Levens to approve the agenda as presented. The motion carried.

Set agenda for Public Input (3-minute limit per person - 15 minutes maximum) at the beginning or at the end of the meeting. Public input was at the beginning of the meeting. No public input was offered.

Approval of The Minutes – A motion was made by Bowker and seconded by Benton to approve the minutes of July 8, 2016 Plan Commission meeting. The motion carried. A motion was made by Benton and seconded by Bowker to approve the minutes of the September 12, 2016 Special Joint Town Board/Plan Commission meeting. The motion carried.

**OLD BUSINESS**

Discuss presentation of the revised Comprehensive Plan and process to collect comments at the Public Hearing scheduled for 6 p.m. on October 11, 2016 at the Community Center – Clerk Good summarized the publication of notices, e-mail notifications, posting and web site notices. No comments have been received at this time. We have received a letter from Craig Haukaas, representative for Bolder Pointe LLC, indicating they would be present at the hearing. Discussion was held regarding the Public Hearing process and possible outcomes following the conclusion of the public hearing. Meierotto agreed to speak at the hearing regarding the updates to the Comprehensive Plan.

**NEW BUSINESS**

Bolder Point request for an amendment to the Future Land Use Map – A map showing the parcels requested to be revised were reviewed. Ownership of the parcels was reviewed. Discussion followed regarding change to “Moderate – Rural Residential” from “Forestry – Limited Residential”. Discussion regarding the compatibility of this request with the currently permit gravel pit was held. Levens felt this request was not compatible with out Future Land Use Plan. Discussion regarding what zoning classifications allow for a gravel pit as a Condition Use were reviewed. The license term for the current pit was discussed and the rules regarding reclamation. Discussion regarding activity and status of the Sand River County Pit and Peterson Hill Pit discussed. Where residential growth should occur in the Town was briefly discussed. Also, the current availability of lake view lots that exist today and have not been developed was reviewed. No action was taken.

Recommendation to Town Board regarding petition by Bayfield County Planning and Zoning to amend Bayfield County Zoning Ordinance to delete language of square footage in any twelve-month period in Section 13-1-107 – A lengthy discussion was held regarding what this change impacts or does not impact.

The County has taken over the administration of the UDC for 1 and 2 family residences. This change requires a \$200 permit for any structural alteration, even a very small alteration. A motion was made by Bowker to recommend to the Town Board that they recommend the County include an exemption for small alterations of 60 square feet or less. No second was made but discussion commence so the motion is considered seconded. Various square footage values and other aspects of this change were discussed. The motion carried.

Workshop for Local Land Use Officials – November 9, 2017 – Ashland City Hall; Ashland, WI – Bowker and Levens agreed to attend at this time. The Clerk was asked to check with Wendling regarding her interest.

New items for next meeting – None.

Next Meeting Date –The Commissioners agreed to meet on November 1, 2016 at 6:00 p.m. at the Town Garage.

A motion to adjourn at 7:14 p.m. was made by Bowker and seconded by Levens. The motion carried.

Minutes Respectfully Submitted by:

David L. Good – Clerk/Treasurer