

**Plan Commission Meeting – December 6, 2016**

Posted December 2, 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.

The meeting was called to order at 6:32 p.m. by Commission Chairman Larry Meierotto at the Town of Russell Community Center. Plan Commission members present were Jeff Benton, Ann Bowker, Tessa Levens and Kathy Wendling. Clerk/Treasurer David L. Good was also present.

Five members of the public present.

Pledge of Allegiance was recited.

Approval of the Agenda – A motion was made by Benton and seconded by Bowker. 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. Wendling asked for a correction to the minutes regarding his statement that Bolder Point is a “good” place for a development. The minutes stated it is “not” a good place for development. He then presented his reasons supporting the recommendation of the Plan Commission regarding Bolder Point. He cited WTA recommendations that state developers should provide details on future development. He does not think a Future Land Use Map change should be given to Bolder Point without them providing the Plan Commission that information. Wayne Nelson spoke about the development of the Town Comprehensive Plan and the development of the Future Land Use Map. He felt it was based on current zoning classification and not the future use. He believes lake view property is the “new” lake shore property and can be developed and contribute the growth of the Town tax base.

Approval of The Minutes – A motion was made by Benton and seconded by Wendling to approve the minutes of November 1, 2016 Plan Commission meeting. Wendling offered several corrections to the minutes that were so noted. The motion carried with the corrections identified.

**NEW BUSINESS**

Bolder Point request for an amendment to the Future Land Use Map – Craig Haukaas presented a letter requesting 200-acres be reclassified to “Moderate – Rural Residential” from “Forestry – Limited Residential”. Levens outlined the content of letters she sent to Haukaas requesting additional data from Bolder Point. She stated all Plan Commission members were aware of the content in the letters. She said the request was like what the Commission has requested from other developers.

A map showing the parcels requested to be revised was reviewed along with general development concepts. He discussed moderate and high end development along with some possible retail use. Discussion followed by Haukaas explaining the map and related the map to where the prior tour of the site was held. Proposed possible road access was discussed, off Turner Road and State Highway 13. The current snowmobile trail and its future was discussed. The number of homes was discussed. It could be a small number of large lots and larger number of smaller lots. A possible restaurant location was discussed. Discussion was held about a lot of what ifs such as hotels, etc. The Town Alternative Development impact on the proposed development was discussed. The gravel pit is planned to operate into the future. The map was marked in red where potential home sites would be located. Power source for the development was discussed.

Wendling inquired about changing the Future Land Use Map back to what it was if the developer does not do this. A public hearing and the typical process to amend the plan must be followed. How the process works was discussed with confusion over whether you need multiple public hearings or not. Wendling would like the map amended for all the Alternative Developments the Town approved in the past. Discussion followed. Possible business developments such as kayak rentals, bike rentals, horse barn, etc. based upon what the Town and/or home owners might want. Haukaas stressed that this is all conceptual and will be used to seek a re-zone of the property. Haukaas stressed that what is on the map is only for discussion purposes and may change considerably in the future. Everyone agreed we need development but it must be the correct type of development.

A motion was made by Benton to recommend the Town Board approve the change in the property as requested in a letter of October 17, 2016 from Craig Haukaas requesting 200-acres be reclassified to “Moderate – Rural Residential” from “Forestry – Limited Residential”. Since discussion began on the motion it was considered seconded. Based on the discussions with Haukaas the motion carried.

New items for next meeting – Wendling requested we consider changing the Future Land Use Map for current Alternative Developments. Levens asked for review of the language changes from the public hearing.

Next Meeting Date –The Commissioners agreed to meet on January 10, 2017 at 6:00 p.m. at the Town Community Center prior to the Town Board Meeting.

A motion to adjourn at 7:26 p.m. was made by Levens and seconded by Bowker. The motion carried.

Minutes Respectfully Submitted by:

David L. Good – Clerk/Treasurer