

## MINUTES

The Iron County Comprehensive Planning/Land & Zoning Committee met at the Courthouse on Tuesday, August 28, 2012. The meeting was called to order at 3:00 p.m. by Chairman Kichak. Proper publication of the meeting was established.

Committee Members Present: Jim Kichak, Jim Lambert, Gerald Luke, John Smith, George Nasi, Zoning Admn Tom Bergman & County Board Chairman Dennis DeRosso.

Motion by Lambert/Smith to approve the minutes from the 7/17/12 meeting; carried 5-0.

Conditional Use Hearing – George Ehret – Allow the construction of a 30' x 45' accessory building in an F-1 (Forestry) District, on lands located in the NW-SE, Sec. 8, T46N, R1E, Town of Saxon (site address is 9119W Old Ten Road). The Saxon Town Board approved this application, but the Zoning Office was notified of an ongoing property line dispute with the neighbor. The Committee agreed that the permit should not be issued until the property line dispute is resolved. Zoning Admn Bergman noted that Mr. Ehret has changed the location of building to be 150' from the property line that was in dispute. The Committee agreed that this should be sent back to the Town of Saxon because the application has been revised by changing the location of the proposed building. Motion by Lambert/Smith to table this item until the Town of Saxon has approved the change of location for the building; carried 5-0.

Conditional Use Hearing – Randall Phelps – Allow the construction of a 30' x 80' accessory building on lands located in part of Gov't Lot 1, Sec. 23, T43N, R3E, Town of Mercer (site address is 5958N Rice Lake Road). Town Board approval was received, with the condition that the building not be used for a commercial business or for human habitation without proper permitting and inspection. Motion by Lambert/Nasi to approve, with the Town of Mercer stipulations; carried 5-0.

Conditional Use Hearing – Robert Witter – Allow the construction of a 30' x 50' accessory building on Lot 6, Turtle Flambeau Shores, located in Sec. 33, T42N, R2E, Town of Mercer (site address is 6256W Downey Road). Town Board approval was received, with the condition that the building not be used for a commercial business or for human habitation without proper permitting and inspection. Motion by Luke/Nasi to approve, with the Town of Mercer stipulations; carried 5-0.

Certified Survey Map – Dan Johnson – The Committee reviewed a 2 lot csm by Maki Land Surveying covering lands in part of Gov't Lots 2 & 3, Sec. 18, T43N, R4E, Town of Mercer. Zoning Admn Bergman stated that the map meets the dimensional requirements set forth in the ordinance, however there is an existing garage that is creating an encroachment. The Committee agreed that the encroachment must be corrected if there is a sale of either of these lots. Motion by Lambert/Luke to approve the map, with the following stipulation stated on the map: the existing garage that is creating the encroachment must be removed within three years of the date of the sale of either lot. Any new structures built must meet the dimensional requirements and setbacks stated in the ordinance; carried 5-0.

Roamers Roost Condominium – The Committee reviewed the amended condominium plat of the Roamers Roost Condominium located in Sec. 29, T43N, R4E, Town of Mercer. John Garske from Coleman Engineering stated that the csm has now been removed from the condo project, and expansion areas have been created for new septic systems. The Town of Mercer reviewed this amendment and approved it. Motion by Lambert/Smith to approve; carried 5-0.

Administrator's Report – Discussion was held regarding new language to be drafted for the shoreland zoning ordinance. Because the State is not done making changes, the Committee agreed to hold off on drafting the new language until the State is done making changes.

The Committee had questions regarding a project at the Bertagnoli/Kostac property at Pine Lake. Zoning Admn Bergman stated that the property owners have applied to the Board of Adjustment for a variance to put in a new foundation. Bergman stated that because the structure is within 35' of the ordinary high water mark of Pine Lake, no alterations can be done to the structure according to the present ordinance without a variance from the Board of Adjustment.

Bills – Motion by Lambert/Nasi to pay the bills; carried 5-0.

Next Meeting Date – Tuesday, September 18, 2012 at 3:00 p.m.

Motion by Lambert/Smith to adjourn; carried 5-0.