

## MINUTES

The Iron County Comprehensive Planning/Land & Zoning Committee met at the Courthouse on Tuesday, July 21, 2009. The meeting was called to order at 3:00 p.m. by Chairman Kichak. Proper publication of the meeting was established.

Present: Committee Members Kichak, Lambert, Innes, Wiita & Smith. Also present: County Board Chairman DeRosso & Zoning Admn Tom Bergman.

Motion by Smith/Wiita to approve the minutes from the 6/16/09 meeting; carried 5-0.

Conditional Use Hearing – Robert Rosa – Allow the operation of a tourist rooming house on Lot 1, CSM #281, located in part of Sec. 29, T43N, R4E, Town of Mercer (Site address is 1983W Roamer Road). Town Board approval was received. Lambert made a motion to approve the application, but then withdrew that motion. Motion by Innes/Smith to approve the application; carried 4-0; (Lambert abstained from voting).

Conditional Use Hearing – Troy Frank – Allow the construction of an addition to an existing garage for use as a temporary dwelling on lands located in part of Gov't Lot 7, Sec. 20, T43N, R4E, Town of Mercer (Site address is 5765N Payment Lake Road). Discussion was held regarding the proposed use of this property. Zoning Admn Bergman noted that this will be permitted as an accessory dwelling because it will have sanitation and will be inspected by uniform dwelling code inspector Rick Clem. The structure will be used as a temporary dwelling while a new residence is being constructed, and will then be utilized as a guest house. Town Board approval was received with the condition that this building cannot be used for commercial purposes without proper permitting and inspection. Motion by Lambert/Innes to approve the application, with the Town of Mercer stipulations; carried 5-0.

Conditional Use Hearing – Jeremy Coates – Allow the placement of a fifth wheel mobile home (annual recreational vehicle permit required) on lands located in part of Gov't Lot 2, Sec. 2, T42N, R3E, Town of Mercer (Site address is 4616N Little Pike Lake Road). The Mercer Town Board denied this application, based on complaints from the lake association. Because the Mercer Town Board denied this application, Lambert/Innes made a motion to also deny the application; carried 5-0.

Conditional Use Hearing – Richard Petz – Allow the construction of a 28' x 40' accessory building on Lot 1, Turtle Rapids Subdivision, Town of Mercer (Site address is 3500W Turtle Rapids Lane). Town Board approval was received. Motion by Smith/Wiita to approve; carried 5-0.

Conditional Use Hearing – Patrick Belland – Allow the operation of a tourist rooming house on lands located in part of Gov't Lots 1 & 10, Sec. 20, T41N, R3E, Town of Sherman (Site address is 4271W Branch Road). Town Board approval was received. Motion by Innes/Lambert to approve; carried 5-0.

Conditional Use Hearing – Earl Hawkins – Allow the construction of a 28' x 34' storage building on lands located within a forestry district, described as the NE-SE, Sec. 5, T42N, R3E, Town of Mercer. The Mercer Town Board has not acted on this item yet. Motion by Smith/Innes to table this item until the Town of Mercer makes a determination; carried 5-0.

Conditional Use Hearing – Michael Kispert – Allow the construction of a 16' x 24' accessory building on lands located within a forestry district, described as the NW-SW, Sec. 30, T46N, R2E, Town of Pence. Verbal approval was received from the Clerk for the Town of Pence. Motion by Smith/Wiita to approve, upon receipt of written approval from the Town of Pence; carried 5-0.

Conditional Use Hearing – Elaine Wickline – Allow the construction of a 50' x 36' three stall garage on Lot 7, County Plat of The Meadows, located in Sec. 7, T43N, R4E, Town of Mercer. The Mercer Town Board has not acted on this item yet. Motion by Wiita/Lambert to table this item until the Town of Mercer makes a determination; carried 5-0.

Rezone Hearing – James Streicher – Rezone from an F-1 (Forestry) District to an RR-1 (Residential Recreation) District, lands located in part of the NW-SW, Sec. 17, T46N, R1E, Town of Saxon, to allow the construction of a single family residence. Town Board approval was received. Motion by Innes/Smith to approve; carried 5-0.

Rezone Hearing – Dennis Robinson – Rezone from an F-1 (Forestry) District to an RR-1 (Residential Recreation) District, the West ½ of the NE-NW, Sec. 14, T45N, R2E, Town of Carey, to allow the construction of a residence. Town Board approval was received. Motion by Wiita/Innes to approve; carried 5-0.

Rezone Hearing – Don Ladubec – Rezone from an F-1 (Forestry) District to an RR-1 (Residential Recreation) District, lands located in part of the NE-SE, Sec. 25, T41N, R3E, Town of Sherman, to allow the construction of a cabin. The Town of Sherman did not make a recommendation to approve or deny this application. Correspondence from the Town states that “the Town Board and Planning Commission have voted to not make any recommendation to approve or deny the zoning change request, pending Iron County action on county wide zoning changes”. Town of Sherman Chairman Gerald Luke appeared before the Committee and explained that the town planning commission did not want to set a precedent by rezoning only this small parcel. The planning commission is of the opinion that the County should have rezoned this entire area from a forestry district to a residential recreation district because of the number of existing residences and cabins in this particular area. Because the Town did not deny the application, Wiita/Innes made a motion to approve the application; carried 5-0.

Rezone Hearing – Curt Myers – Rezone from an F-1 (Forestry) District to an RR-1 (Residential Recreation) District, lands located in part of the SE-NE, Sec. 7, T44N, R3E, Town of Oma, to allow the construction of a permanent residence. Town Board approval was received. Motion by Wiita/Innes to approve; carried 5-0.

Request for Fee Waiver – The Zoning Office received a request from the Town of Mercer for a waiver of the permit fees for the Carow Park construction project, and a request from the Mercer School District for a waiver of the permit fees for an accessory building. The Committee agreed that all government agencies and schools should be exempt from permit fees. Motion by Smith/Innes to waive the permit fees for all government agencies and schools in the future; carried 5-0.

Certified Survey Maps – Zoning Admn Bergman has been in contact with the state surveyors office regarding the approval process for a certified survey map. Bergman was advised that because certified survey maps generally involve small land divisions, the Zoning Department is the appropriate approval agency, not a Town Board. Town Boards may review the maps and submit comments, but they should only be offering advisory opinions, not determining whether the map meets the criteria for approval or denial.

Grants – Discussion was held regarding the comprehensive plan and utilization of grant monies. Following a lengthy discussion, the Committee agreed that it was okay to proceed with phase 2 of the comprehensive plan and begin utilizing the coastal management grant that was received, with the hope that the second part of the grant is awarded by the DNR. Motion by Wiita/Innes to contact Northwest Regional Planning Commission and advise them that Iron County will be proceeding with phase 2 of the comprehensive plan; carried 5-0.

Bills – Motion by Smith/Innes to pay the bills; carried 5-0.

Next Meeting Date – Tuesday, August 18, 2009 at 3:00 p.m.

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