

ZONING & PLANNING COMMITTEE

Minutes of Regular Monthly Meeting

April 2, 2009

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Agenda Item #1: Call to Order: Chris Mayer, Chairman, called the Zoning Committee Meeting to order at 9:00 a.m. on April 2, 2009 at the Vilas County Courthouse Conference Room #2, 330 Court Street, Eagle River, WI.

Members Present: Chris Mayer, Bob Egan, Maynard Bedish, Jack Harrison, and Fred Radtke.

Others Present: Dawn Schmidt, Zoning Administrator; Mary Greenman, Assistant Zoning Administrator; Tammy Baughman, Secretary; Eric Johnson; Alan Drum; Jim Rein; Kevin Jenkins; Marshall Reckard.

Agenda Item #2: Approve Agenda: Motion by Jack Harrison, second by Maynard Bedish to approve the 4/2/09 Agenda. All say aye, motion carried.

Agenda Item #3: Approve Minutes: Motion by Bob Egan, second by Maynard Bedish to approve the 3/5/09 Regular Monthly Meeting Minutes. All say aye, motion carried.

Agenda Item #4: Subdivision Approval: Preliminary 5 lot subdivision, Part of Gov't. Lot 3 Section 23, T40N, R6E, Town of Arbor Vitae. Parcel # 2-693-64 (Wilderness Surveying, Inc.) Jim Rein states the property owner is Bob Weirauch. Lot 1 has existing buildings and Lots 2 thru 5 are vacant. The DOT will not allow any access off Highway 51. The current driveway access for Lot 1 is off Egtvedt Road on Lot 3's parcel. Jim states that access road will be moved from Lot 3 to Lot 1.

Motion by Bob Egan, second by Jack Harrison to approve the subdivision with the condition that they change the driveway from Lot 3 to Lot 1. Discussion. All say aye, motion carried.

Agenda Item #5: Schedule Public Hearing, on a Petition for a Map Ordinance Amendment submitted by Tom Baer, property owner, to rezone from Single-Family Residential District to Agricultural District (A-Exclusive) Gov't Lot 3, Section 25, T42N, R5E Town of Manitowish Waters. Parcel #'s 16-1275, 16-1303 and 16-1307. The public hearing will be scheduled for May 7, 2009 at 9:00 a.m. at the Manitowish Waters Community Building in Manitowish Waters.

Agenda Item #6: Alternate Tree Cutting Plan Approval: Permit application submitted by Tom Baer, property owner, SE ¼ SE ¼ and part of the NE ¼ SE ¼ Section 25, T42N, R5E, Town of Manitowish Waters. Parcel #'s 16-1307, #16-1303, 16-1308, 16-1306, 16-1303 and 16-1303-01. Tom Baer explains he has a 2' wide drainage ditch that runs through his property and the Army Corp of Engineers has stated "no land disturbance" will take place in the flagged area. The clear cutting will take place between Pine Lane and Town Line Road. Along Pine Lane they will leave a 50 foot buffer and where Pine Lane meets Town Line Road, no trees will be removed and screening will taper from 50 feet to 80 feet. The area will be used for his cranberry project. These parcel areas will be removed from the MFL program.

Motion by Jack Harrison, second by Bob Egan to approve Alternate Tree Cutting Plan as presented. All say aye, motion carried.

Agenda Item #7: Resolution Land O' Lakes Lakeland Development Ordinance #2009-01. Dawn states the Town of Land O' Lakes adopted the County's Shoreland Ordinance. The Town's Ordinance can be more restrictive than the County's. (Section 5 added Single Family Dwelling, Section 7 added Septic Systems and Private Roads). Ralph Sitzberger, Land O' Lakes County Board Supervisor is asked to explain why the town wants a 75' setback from the center line of any town road or private road to buildings, septic systems, garages and outbuildings. He said the town has concerns that subdivisions were being approved with a 35' setback to a private road. The private roads will eventually be town roads and the town does not want the septic systems, garages and outbuildings to be closer than 75' to the centerline. The committee has concerns that the ordinance does not define the word "private road". If the owner cannot comply with the setbacks, they are entitled to apply for a variance from the Town. A variance from the County may not be required for septic systems, garages and outbuildings as the setbacks are less restrictive. Mary Greenman states there is currently no setback from the right of way to a town or private road.

Motion by Fred Radtke, second by Jack Harrison to approve Resolution #2009-01 as presented and forward to full County Board. All say aye, motion carried.

Agenda Item #8: Alan Drum, Representative for VCLA to discuss old septic systems and Maintenance Program. Alan Drum gave compliments to the Vilas County Planning and Zoning Committee and the Vilas County Zoning Department on the active septic system maintenance and pumping program. He stated according to Comm

83.255 three years after October 1, 2008 the County will need to complete an inventory of all Sanitary Systems and a Comprehensive Maintenance Program must be developed within five years. Vilas County has already met the Comprehensive Maintenance Program. VCLA offered to help identify parcels that are not yet appearing on our inventory by setting up booths at Artarama; The Home Show; Art in the Park; and different activities that go on throughout the community. Mary offered to work with VCLA on those special event weekends to get as much information out to the property owners. Dawn suggested the zoning deputies could also work special events. The committee requests before any additional hours are assigned, prior approval of the employees must be granted. She also suggested using the media as a public announcement for the State Mandate deadline. Mary handed out Comm 83.255 to the committee which listed the state mandated deadlines of 2011 and 2013. Mary indicated the deputies have already started to comply with the state mandated inventory process by each deputy taking a town each year, inventory the existing parcels and identifying the septic systems. When the deputies are out doing routine sanitary inspections, they will drive by parcels, without trespassing, to verify if any structures or vent pipes are on the property. If structures are on the property, the deputies will follow up with a letter to the property owner to verify how many sanitary systems are on the property. A system that is older than 1980 will need to have a single bore soil evaluation to be put on the maintenance program. Failed systems will need a three bore soil evaluation to replace a system. Kevin Jenkins, Northwood's Realtors, appreciates the pro-active approach that Vilas County is taking on the maintenance program. Marshall Reckard states when people don't comply with the pumping cards, and have to pay a fine, and then have their name in the paper, more people will comply. Dawn states Zoning and Planning and Corporation Counsel are working on an enforcement program that would generate revenue for both Departments. Jack requests that we invite the DNR to speak at a Zoning Committee Meeting regarding Septic Spreading, relative to the county not having jurisdiction over dumping sites.

Agenda Item #9: Discuss NR115. The DNR Board will adopt NR115 either late summer of 2009 or early winter of 2010. There will be no more Public Hearings. Dawn was told that the Vilas County Ordinance is similar and no changes would have to be done to our ordinance.

Agenda Item #10: Public Comments. None

Agenda Item #11: Letters and Communications. None

Agenda Item #12: Review Statistics and Budget. Statistics look good.

Motion by Jack Harrison, second by Bob Egan to approve statistics and budget. All say aye, motion carried.

Agenda Item #13: Training and Out of County Travel. None

Agenda Item #14: Sign Vouchers.

Motion by Maynard Bedish, second by Fred Radtke to approve vouchers. All say aye, motion carried.

Agenda Item #15: Adjournment.

Motion by Jack Harrison, second by Bob Egan to adjourn. All say aye. Adjourned at 10:45 a.m.