

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Thursday, January 3, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; George Nelson; Dick Hemming; Linda Novak. Others Present: Al Drum.

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshal Reckard moved; Linda Novak seconded a motion to approve the agenda. All Aye. Marshall Reckard moved; George Nelson seconded a motion to approve the minutes of the December 10, 2012 meeting. All Aye.

There was no Public Comment.

Item 5.A. Marshall Reckard expressed concern that the re-formatting of our Ordinance consider zoning district definitions vs. uses and that each section specify on and off water requirements for both residential and commercial uses. Dick Hemming reminded the Committee that we had no authority to make changes to the Ordinance and were tasked with only re-formatting. A problem surfaced when the Forestry District was considered. Our current Ordinance does not define a minimum lot size "to build" in Forestry. Discussion was had on whether to set out "minimum lot area to build" in each District for on and off water, commercial and non-commercial. A review of the Districts re-formatted thus far revealed they did not use the same template. Committee then considered whether each District should be a complete rendition of all requirements for building or whether the requirements for such aspects that are common to most Districts (i.e. lot area, wetlands, impervious surface requirements, setbacks etc.) should be a mere reference to one section of the Ordinance. Linda Novak made a motion that we set for specifically for each District only its Purpose (A), its Permitted Uses (B) and its Conditional Uses (C) and all other requirements be only a reference to the appropriate section of the Ordinance. Motion passed with 4 Ayes. Marshall Reckard abstained. Linda Novak and Peggy Johnson Wiessner agreed to re-write each District according to this template and e-mail to the Committee prior to the next meeting.

Item 5.B. Tabled until the February meeting.

Item 5.C. Nothing to report on the Antenna issue. Attorney Burgy has not provided the Committee with models from other jurisdictions.

The next regular meeting date was set for Monday, February 11, 2013 at 8:30. Motion by Marshall Reckard; second by George Nelson to adjourn. All Aye. Meeting adjourned at 9:58 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, February 11, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; George Nelson; Dick Hemming. Absent: Paul Specht. Others Present: Jack Harrison; Shirley Harrison.

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshal Reckard moved; George Nelson seconded a motion to approve the agenda. All Aye. Marshall Reckard moved; George Nelson seconded a motion to approve the minutes of the January 3, 2013 meeting. All Aye.

There was no Public Comment.

Dick Hemming thanked the Secretary for her work re-typing all Zoning Districts into the template approved at the previous meeting.

Item 5.B. After reviewing language submitted by committee members on the expansion of undersized waterfront lots that remained non-conforming, Chairman Hemming requested the committee try another approach and submit revised language at the next meeting.

Item 5.C. Chairman Hemming will contact Attorney Burgy and request a sample antenna tower ordinance for committee review.

Item 5A. Marshall Reckard objected that re-formatting the zoning districts merely worked the permitted uses into each district and did nothing more. He volunteered to integrate the district definitions into ordinance section 902.1 for review at the next meeting.

Chairman Hemming asked that the Secretary provide a list of proposed ordinance changes the committee had approved in preparation for a public hearing on those changes.

The next regular meeting date was set for Monday, March 18, 2013 at 8:30. Motion by Marshall Reckard; second by Peggy Johnson Wiessner to adjourn. All Aye. Meeting adjourned at 9:47 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, March 18, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; George Nelson; Dick Hemming; Paul Specht. Others Present: None.

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshal Reckard moved; George Nelson seconded a motion to approve the agenda. All Aye. George Nelson moved; Marshall Reckard seconded a motion to approve the minutes of the February 11, 2013 meeting. All Aye.

There was no Public Comment.

Item 5.A. While reviewing the re-formatting work on the Ordinance, the Committee noted several sections that needed substantive change. Those sections included adding provisions for guesthouses on off-water lots and provisions dealing with commercial lots, on and off water. Mr. Hemming will ask Town Board approval to deal with these issues which go beyond the Committee's charge to simply re-format the Ordinance.

Item 5.B. This issue will be added to next month's agenda for final action.

Item 5.C. Discussion on the antenna ordinance was tabled pending receipt of information from Attorney Burgy.

Discussion on reformatting Sec. 902.7.2. Dick Hemming & Marshall Reckard will review.

In view of several conflicts in meeting time, the Committee decided to set the regular meeting time to the second Monday of every month. No April meeting was set. The next meeting was scheduled for Thursday May 16, 2013 at 8:30. Motion by Marshall Reckard; second by George Nelson to adjourn. All Aye. Meeting adjourned at 9:58 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Friday, May 17, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; George Nelson; Dick Hemming; Paul Specht. Others Present: Jack Harrison.

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshal Reckard moved; Paul Specht seconded a motion to approve the agenda. All Aye. George Nelson moved; Paul Specht seconded a motion to approve the minutes of the March 18, 2013 meeting. All Aye.

There was no Public Comment.

Marshall Reckard alerted the Committee to an issue involving private roads and building setbacks which Gene Somers brought up in conjunction with the West Van Vliet Road abandonment. Committee is to review Chapter 906 and discuss at its next meeting.

Item 5.B. Marshall Reckard moved; George Nelson seconded a motion to approve the following language be added to the Ordinance:

“A lawfully existing lot which does not meet current minimum frontage and acreage requirements may be joined with an adjacent lawfully existing lot. The newly created lot will be deemed a lawful lot even if it does not meet current acreage and/or frontage requirements.

A lawfully existing lot which does not meet current minimum frontage and acreage requirements may be divided and the resulting parcels may be joined with adjacent lawfully existing lots. The newly created lots shall be deemed lawful lots even if they do not meet current frontage and acreage requirements, provided that no smaller parcel remains.

In order to qualify as a lawful lot(s) a lot or lots created under this subsection must be supported by a recorded document which sets forth the history of its exempt status.” All Aye This new section will need a public hearing and will be brought up again in October if not scheduled for public hearing sooner.

Item 5.A. Reviewed Paul Specht & Marshal Reckard’s work on formatting. Paul will e-mail a final section 902 with changes & the Committee will review together at the June meeting for formatting purposes only and to note those areas which will require substantive work.

Item 5.C. Discussed the model tower & antenna ordinance from Varnum Law Office, sections of which may not be applicable to Presque Isle. Committee members will review this ordinance in conjunction with the Vilas County Tower

Ordinance and bring their views on what might work for Presque Isle to the next meeting.

Item 6.A. Marshall Reckard will work on drafting language for off-water guesthouses and re-formatting the guesthouse section of 902. The conflict over whether guesthouses may be rented in commercial districts will have to be addressed.

Also mentioned was an inquiry whether the P.I. ordinance prohibits more than one driveway access, per lot, off a public road. Vilas County has no such prohibition in its ordinance and neither does Presque Isle.

Regular meeting schedule will be changed to the second Monday of each month. Next meeting set for June 10, 2013 at 8:30am.

Motion by Marshall Reckard; second by Paul Specht to adjourn. All Aye. Meeting adjourned at 9:40 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, June 10, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; George Nelson; Dick Hemming; Paul Specht. Others Present: Jack Harrison; Forrest Jukich

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshal Reckard moved; Paul Specht seconded a motion to approve the agenda. All Aye. Marshal Reckard moved; Paul Specht seconded a motion to amend the minutes of the May 17, 2013 meeting as follows: strike the second sentence of the first paragraph under Item 5.B and add "/or" to the first and second sentences of the second paragraph. All Aye. Marshal Reckard moved; Paul Specht seconded a motion to approve the amended minutes of the May 17, 2013 meeting. All Aye.

There was no Public Comment.

All agenda items other than Item 5.A. were tabled. The Committee believed it necessary to read the newly formatted Section 902 (draft dated 5/17/2013) out loud in conjunction with the present ordinance language to make certain nothing was omitted. It therefore began the process and made the following changes in the draft dated 5/17/13.

Page 5 - Remove second sentence under "General Business (A) Purpose."
Page 9 - Sec. 902.2 second to last sentence change "is" to "are"
Page 9 – Sec. 902.3 change "this" to "these."
Page 10 – Sec. 902.4.5 Replace the crossed out language relating to Residential District 5 with "All lots created after March 25, 2001" and omit "such lots" in the fourth line from the bottom. Change the red sentence regarding guesthouses to blue.
Page 12 – Sec. 902.6 Add the following "(5) Commercial off water 30%".

Jack Harrison updated the Committee on the status of the zoning issue with the American Legion which was denied and "after-the-fact" permit to clear trees in the shoreland zoning area. Vilas County will require mitigation to replace trees no later than one year from its permit denial.

Next meeting set for July 8, 2013 at 8:30am.

Motion by Peggy Johnson Wiessner, second by Paul Specht to adjourn. All Aye.
Meeting adjourned at 10:00 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, July 8, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; Dick Hemming; Paul Specht. Others Present: Forrest Jukich; Chuck Templin; Jim Nelson

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming who announced that George Nelson had resigned from the Committee.

Paul Specht moved; Dick Hemming seconded a motion to approve the agenda. All Aye. Paul Specht moved; Dick Hemming seconded a motion to approve the minutes of the June 10, 2013 meeting. All Aye

There was no Public Comment.

Zoning Administrator presented June report. Activity slower than last year.

Committee considered the request of Chuck Templin and Jim Nelson to vacate a 20 foot wide strip of land in Baskin's Subdivision that had been reserved, but never used, for a town road. The reserved strip of land parallel's County "P" and does not provide access to any parcel. Peggy Johnson Wiessner recused herself from discussion of this issue because of a possible conflict of interest with legal work done for the petitioners. Marshall Reckard moved, Paul Specht seconded a motion to recommend that the Town Board approve vacating the reserved strip of land. Hemming, Reckard & Specht aye; Johnson Wiessner abstain.

Peggy Johnson Wiessner questioned whether Sec. 902.7.4.2 would restrict an addition beyond the 75 foot setback when a non-conforming structure had a one-time expansion with a 50% limitation. Zoning Administrator Forrest Jukich and the Committee stated that expansion beyond the 75 foot setback was unlimited, the same position taken by Vilas County.

The Committee continued with the process of reading the newly formatted Section 902 (draft dated 5/17/2013) out loud in conjunction with the present ordinance language and made the following changes in the draft dated 5/17/13.

Page 9 – Sec. 902.4.3 cross out "Except in Residential District 5" in line 5 & line 8

Page 12 - Sec. 902.5 change "last" in line 3 to "least". Add the following to line 9 after "living space" "shall be permitted on lots with at least 400 feet of frontage".

Page 12 – Sec. 902.6 add "on water" to subsection (3) and (4).

Page 12 – Sec. 902.8 Add “S” to “Restriction” in the title and add the words “ordinary high water mark prior to “OHWM” in each section where “OHWM” appears.

Page 13 – Sec. 902.8.2 Add “s” to “cottage” in first line and change “plot” to “lot” in last line.

Page 13 – Sec. 902.8.3 Add a comma after road in line 2

Page 13 - Sec. 902.9.1 Remove last sentence and add “disapproval” to end of previous line.

Page 14 – Sec. 902.9.4 change last number in section from “902.8” to “902.9”

Page 15 – Sec. 902.10.1.3 change “is” to “are”

Page 15 – Sec. 902.10.2.2 add “Vilas County Shoreland Zoning Ordinance” prior to “VCSZO”.

Page 16 – Sec. 902.10.2.3 change “902.6.6” to “902.8.4”

Page 16 – Change last section under Sec. 902.10 to “902.10.3” and move to left.

Next meeting set for Aug. 12, 2013 at 8:30am.

Motion by Marshall Reckard, second by Paul Specht to adjourn. All Aye.

Meeting adjourned at 10:08 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, Aug. 12, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; Dick Hemming; Paul Specht. Others Present: Forrest Jukich; Jack Harrison; Jim Truettner

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshall Reckard moved; Paul Specht seconded a motion to approve the agenda. All Aye. Marshall Reckard moved; Paul Specht seconded a motion to approve the minutes of the July 8, 2013 meeting. All Aye

There was no Public Comment.

Old Business – Item A. The Town Clerk is re-typing the newly formatted Sec. 902 of the Zoning Ordinance. Committee members will receive & review the final document prior to the September meeting for final action in September.

Old Business – Item B. Tower & Antenna Ordinance. Marshall Reckard alerted the Committee to recent State legislation severely limiting local control of such structures. Vilas County is in process of revising the county ordinance. We will wait until that ordinance is finalized before taking any action at the municipal level.

Old Business – Item C. Guesthouse Ordinance. Sec. 902.5.2 of the ordinance needs clarification for guesthouses on off-water parcels. Committee will review this section for discussion in September.

Old Business – Item D. Setbacks from Public & Private Roads. Committee received a letter from Gene Somers suggesting a change in setback rules from public & private roads using the “edge” of the road rather than the middle of the road as the measuring point. Marshall & Paul will review this issue for discussion in September & action in October. Jack Harrison was concerned that this change would necessitate re-surveying many easement roads.

New Business – Wildcat 2 lot subdivision. Forrest presented the committee with a preliminary 2 lot subdivision for property belonging to the Shirley L. Crawford Trust. The lots met all of the ordinance requirements. On motion by Peggy Johnson Wiessner, second by Marshall Reckard to recommend approval of the preliminary plat; all aye.

Zoning Administrator presented his July report.

Next meeting set for Sept. 9, 2013 at 8:30am. Motion by Peggy Johnson Wiessner, second by Dick Hemming to adjourn. All Aye. Meeting adjourned at 9:50 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, Sept. 16, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; Dick Hemming; Paul Specht; Al Drum. Others Present: Forrest Jukich; Dave Konopacky; Warren Johnson; Barb Peck.

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshall Reckard moved; Paul Specht seconded a motion to approve the agenda. All Aye. Marshall Reckard moved; Paul Specht seconded a motion to approve the minutes of the Aug. 12, 2013 meeting. All Aye

Item 6A – 3 lot subdivision of the Clarence Johnson property on Presque Isle Lake. Forrest Jukich presented the Dave Konopacky survey which met all criteria of the Presque Isle Zoning Ordinance. On motion by Marshall Reckard; second by Paul Specht, the Committee unanimously approved recommendation to the Town Board for acceptance of this final subdivision plat.

Public Comment – Barb Peck alerted the Committee to issues involving the Robert Weber property, tax parcel 22-721, which is divided by East Van Vliet Road and has frontage on Van Vliet Lake. The parcel has a non-conforming cottage approximately 31.5 feet from the OHWM of Van Vliet Lake and 51 feet from the center of East Van Vliet Rd. Presque Isle Ordinances would prohibit any expansion of this structure because it is closer than 50 feet to the water and closer than 63 feet from the center of East Van Vliet Road. There are potentially 7 other parcels facing this dilemma. The tax assessment has been reduced by over \$100,000 and the owner is in financial distress. Dick Hemming agreed to address the town board on this situation. Al Drum cautioned that these size-restricted lots may also face septic problems.

Item 6B – NLES LED Sign - Marshall Reckard addressed the North Lakeland School's request for the addition of an LED scrolling portion of the sign in front of the school. The sign is an "on-premise" sign within Presque Isle and is governed by Zoning Ordinance 905.6.2, prohibiting lighted, flashing signs within the township. Section 203 of Presque Isle's Municipal Ordinance governs off premise signs and was used to permit governmental & non-profit LED signs. Marshall Reckard moved; Paul Specht seconded a motion to recommend that the town board reject the NLES request and refer the school to the Board of Adjustment. All Aye. Marshall Reckard then moved, with a Paul Specht second, that the Committee ask the Town Board to consider combining the two sign provision into one, unified provision. Presently an "on-premise" non-conforming sign request would have to go before the Board of Adjustment, while an exception to a non-conforming "off-premise" sign could be made by the Town

Board. Dick Hemming will address the town board on this issue at the town board's next meeting.

Item 5.A. Sec. 902 Re-Formatted – The Committee reviewed the 11 questions the clerk had regarding the re-formatting of Section 902.

1. add the words “that are consistent with contributing to agricultural use.”
2. O.K.
3. leave as is
4. leave as is
5. Sec. 902.4
6. Yes – should be deleted
7. Yes – “lot”
8. Yes – “from”
9. Sec. 902.10
10. Sec. 902.5
11. Sec. 902.8.4

The clerk will also add the Table of Contents prepared by Paul Specht. The “footers” at the bottom of each page should read “Reformatting adopted _____.” Do not use the word “Revisions.”

Marshall Reckard also alerted the Committee to a Floodplain Ordinance currently being drafted by Vilas County.

Zoning Administrator presented his August report.

Next meeting set for Oct. 21, 2013 at 8:30am.

Motion by Marshall Reckard, second by Paul Specht to adjourn. All Aye.
Meeting adjourned at 10:15 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, Oct. 21, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Marshall Reckard; Dick Hemming; Paul Specht; Al Drum. Others Present: Forrest Jukich.

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Marshall Reckard moved; Al Drum seconded a motion to approve the agenda. All Aye. Paul Specht moved; Marshall Reckard seconded a motion to approve the minutes of the Sept. 16, 2013 meeting. All Aye

Item 5A – Sign Ordinance – The Town Board referred this issue to the Zoning Committee. Marshall Reckard was of the opinion that the Ordinance Committee would be more appropriate home for a sign ordinance because no public hearing or county approval would be required for changes. In discussion Peggy Johnson Wiessner & Paul Specht seemed to agree. Marshall Reckard moved, Paul Specht seconded a motion to refer this issue again to the Town Board with the Committee's opinion that the sign ordinance would be better placed in the Municipal Ordinances rather than Zoning. All Aye. Dick Hemming will bring this before the Town Board at its next meeting.

Item 5B – Guesthouse Ordinance – Height Restrictions – Marshall Reckard noted that Sec. 902.5 of the Presque Isle Ordinance limits guesthouses to 15 feet while the Vilas County Ordinance permits 25 feet of height. Garages in Presque Isle may also be 25 feet high. Marshall moved and Paul Specht seconded a motion to amend Sec. 902.5 to permit 25 feet of height for guesthouses. After discussion a vote resulted in all aye. This change will be placed on the list for a public hearing, probably early in Feb. 2014.

Item 5C – Setbacks from Town Roads – East Van Vliet situation. The initial question was whether this Committee should address the problem of 8 small lots lying between Van Vliet lake and East Van Vliet Road. The size of these lots restricts any expansion because of the setbacks from the water and the town road. Discussion centered around whether this was an individual problem for each owner or whether it should be considered a town problem because of the placement of the road, i.e. whether this was an issue for the Committee or not. Motion by Paul Specht, second by Marshall Reckard that the situation posed by lots numbered 22-782 to 22-720 was sufficiently a town issue to warrant Committee consideration. Motion passed 3-2 with Marshall Reckard and Peggy Johnson Wiessner casting nay votes. Dick Hemming asked that each member of the Committee consider the problem and come to the next meeting with a proposed solution or an argument as to why a municipal solution should not be permitted.

Item 5D – Tree clearing near roads - The conflict between Sec. 902.13.3 and 902.8.3 was noted. Presque Isle Ordinances allow a home to be built 63 feet from the center of a town road but restricts tree cutting to 100 feet from a public road. Al Drum will work on amending Sec. 902.13.3 and bring suggested language to the next Committee meeting.

Item 6A - #2012 AP 2058 – Decision by a Wisconsin Court of Appeals restricting shoreland zoning to the jurisdiction of the counties is on appeal to the Wisconsin Supreme Court. Decision would not affect Presque Isle because its ordinance pre-dated Vilas County's ordinance. Committee will monitor any action by the Supreme Court.

Item 6B – Parcel 22-407-04 – Dick Hemming received an inquiry from the Town Treasurer regarding the proper venue for transient rental complaints. Peggy Johnson Wiessner moved, Paul Specht seconded a motion to refer such complaints to the Zoning Administrator after the Treasurer first determined whether room tax was being paid. Motion passed 4 – 1 with Marshall Reckard casting the nay vote.

Zoning Administrator presented his September report. Forrest asked for Committee guidance on two issues. One issue concerned Jason Dippen's question whether his parcel at 8103 East Bay Road could be rented weekly because it is a part of a former resort. Committee advised it could not be rented weekly and Forrest will transmit that message. The other issue involved whether John Dennison's property on Fireman's Point, Presque Isle Lake could be subdivided into two parcels. The Committee believed the parcel would not qualify because it lacked sufficient acreage for 2 parcels. However the issue could be brought before the Board of adjustment if the owner desired.

Dick Hemming noted he had been asked about an easement drive off Kitten Lane becoming a town road. The owner, Carl Huiznga will be directed to the municipal ordinance specifying the requirements for town roads.

All Drum asked whether the Committee should be concerned with municipal restrictions placed on non-metallic mining. Presque Isle has no ordinances covering this issue.

Next meeting set for Nov. 11, 2013 at 8:30am.

Motion by Paul Specht second by Peggy Johnson Wiessner to adjourn. All Aye. Meeting adjourned at 10:05 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE
ZONING COMMITTEE & PLAN COMMISSION
Minutes Monday, Nov. 11, 2013, 8:30 am

Members Present: Peggy Johnson Wiessner; Dick Hemming; Paul Specht; Al Drum. Others Present: Forrest Jukich; Jack Harrison; Barb Peck. Absent: Marshall Reckard

The meeting was called to order at 8:30 am at the Presque Isle Community Library by Chairperson, Dick Hemming. Al Drum moved; Paul Specht seconded a motion to approve the agenda. All Aye. Al Drum moved; Paul Specht seconded a motion to approve the minutes of the Oct. 21, 2013 meeting. All Aye

Item 5A – Sign Ordinance – Dick Hemming informed the Committee that, after talking with Town Chairman Jack Harrison, this issue would be referred to the Ordinance Committee for further action.

Item 5B – Setbacks from Town Roads – East Van Vliet Situation. Following up on the Committee's previous discussion of this issue, Chairman Hemming asked for the Committee's position on whether work on this issue was in the interest of the town. Paul Specht moved, Dick Hemming seconded a motion affirming it was in the interest of the town to craft a solution to situations where town setbacks prevent properties from expansion. Paul Specht, Dick Hemming & Peggy Johnson Wiessner Aye. Al Drum Nay. Al explained he wanted to see the Committee list the advantages & disadvantages of such action by the Committee before taking up this issue. Motion passed. Several approaches to solving this problem were then discussed. Paul Specht thought converting such roads to private roads might work. Maintenance of the road & loss of state revenues might then be problems. Dick Hemming thought the Committee might pass a resolution supporting the homeowner's position before the Board of Adjustment in such situations. However, since appeals from the BOA do not go to the Town Board but rather to Circuit Court, that not be an effective fix to the problem. Al Drum remained unconvinced aiding home owners in these situations was in the best interest of the town. Paul Specht questioned the reasons for saying this was not a town problem. Jack Harrison argued that it was in the town's best interest to keep these properties on the tax rolls and in good condition. Dick Hemming wanted to perhaps get more taxpayer input via some type of study session for homeowners so affected. Peggy Johnson Wiessner & Forrest Jukich noted there were other potential problem areas within the town that broadened the issue. Dick Hemming closed this discussion by noting that a solution would take time to craft, that there was enough interest to keep working on this and asked that the agenda for the next meeting contain more detail in hopes of getting more public input on this issue.

Item 5C – Tree clearing near roads - The conflict between Sec. 902.13.3 and 902.8.3 was addressed by Al Drum in a proposed re-write of Sec. 902.13.3 that he handed out at the meeting. Committee will study Al's suggested language and take it up at the December meeting.

There was no new business.

Zoning Administrator presented his October report noting that there were far fewer permits issued in 2013 as compared to 2012. Forrest again brought up the Dennison subdivision issue and indicated there will be a request to move Fireman's Point Road, a town road to give sufficient acreage to permit subdivision of the lot.

Next meeting set for Dec. 9, 2013 at 8:30 am.

Motion by Paul Specht second by Al Drum to adjourn. All Aye. Meeting adjourned at 9:45 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary