

# TOWN OF PRESQUE ISLE

## ZONING COMMITTEE & PLAN COMMISSION

### Minutes Public Hearing, May 8, 2018 8:30 am

Minutes Regular Meeting, Tuesday, May 8, 2018, 8:40 am

Members Present: Dick Hemming; Peggy Johnson Wiessner; Al Drum; Paul Specht. Carl Schoenecker appeared by phone. Public Present: Marshall Reckard; Carmen Farwell; Cathy Weber; Ray Straubel.

The meeting was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building and immediately adjourned to open the Public Hearing regarding the re-zoning of Parcel 022-1080 owned by Ray Straubel. Chairman Hemming read the notice of public hearing which appeared as required in the Lakeland Times. The purpose of the public hearing was to hear comments from the public on a proposed change in zoning district from Forestry to All Purpose.

Chairman Hemming asked for comments in favor of the proposed change. Ray Straubel, the owner of the parcel, stated that the property was currently in the forest crop program and would remain so for another 10 years. He merely wished to keep his options open regarding future use of the property, possibly as a future residence for his daughter. He noted the only All Purpose parcels currently in Presque Isle border two sides of the subject parcel. One other side is zoned residential and the other is the Winchester township line. Neighbors are not required to receive special notice regarding such a change.

Chairman Hemming asked for comments opposing the change. There were none.

Carl Schoenecker questioned the rezoning procedure. Marshall Reckard noted the recommendation of the Committee would be presented to the Town Board for consideration. If the Town Board voted in favor of the change it would then be sent to Vilas County for their approval. This would necessitate a change to the Town's Comprehensive Plan also since the county will not approve a change unless it conforms to the Plan. Carl Schoenecker then observed the Committee should regard the Plan as a working document and should annually review it, perhaps as a part of an annual zoning "retreat" such as the committee had last September.

The Public Hearing was closed at 8:58 by Chairman Hemming and the regular meeting was opened.

Motion to approve the agenda by Al Drum, second by Peggy Johnson Wiessner. All Aye. Motion to approve the minutes of the March 27, 2018 meeting by Peggy Johnson Wiessner, second by Al Drum, All Aye.

No action could be taken on a recommendation following the Public Hearing since this item was not posted on the agenda. The Committee will take action at the next meeting and will also consider an agenda item to change the Town's 20 year Comprehensive Plan for Parcel 022-1080 from Forestry to All Purpose.

Item 5.A. Carmen Farwell updated the Committee on the Carlin Zoning issue. The Defendant's have appealed the district court's decision in favor of the Plaintiffs. There are several months allocated for briefs and for responses by the Plaintiffs and a 90 day period thereafter for a decision by the Appeals

Court. No decision is expected until after the summer. There will be no further public hearings. Marshall Reckard noted that Superior Water LLC had applied for a Use Variance from Vilas County to permit pumping of water from the Carlin Lodge property and had been denied.

Item 5.B. Lighting at Pipke Park. Nothing further on this issue was directed to the Committee. It will be dropped from our agenda until further developments.

6.A. Broadband Forward Ordinance. Marshall Reckard explained that such an ordinance would likely be included as part of Section 900 of the Presque Isle Ordinances and therefore would be under the jurisdiction of the Zoning Committee. Peggy Johnson Wiessner regarded adoption of the Model Ordinance as an advantageous “first step” for eligibility and preference in obtaining broadband grants from the State and spoke in favor of adopting the Model Ordinance. Paul Specht was concerned that certification under the Broadband expansion grant program (section 196.504 of the Wisconsin Statutes) committed the Town to serious restrictions particularly under sub-section 6. No action was taken. Paul Specht and Dick Hemming are to speak with the administrator of the program for clarification.

Motion to adjourn by Peggy Johnson Wiessner, second by Carl Schoennecker. All Aye. Meeting adjourned at 10:04 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary