

# TOWN OF PRESQUE ISLE

## ZONING COMMITTEE & PLAN COMMISSION

Minutes January 18, 2022, 3:00pm, PI Community Center

Members Present: Carl Schoenecker; Al Drum; Peggy Johnson Wiessner; Paul Specht; Marshall Reckard; Forrest Jukich, Zoning Administrator. Acting Chairmen Al Drum called the meeting to order at 3:00pm. Motion to approve the agenda, by Paul Specht, second by Marshall Reckard. All Aye. Motion to approve the minutes of the regular meeting held November 9, 2021, by Paul Specht, second by Carl Schoenecker. All Aye.

Public Comments: None

**Item 5.A Storage Containers.** Carl Schoenecker researched this issue with Vilas County. Jim Janet returned his call and stated that basically Vilas County is treating these structures as garages and is not presently considering further regulation. Such containers must meet the setbacks and other Vilas County ordinance requirements for garages. Surrounding communities were also checked and Winchester seems to be the only town considering regulation of storage containers although nothing final has been done. The real objection to such structures seems to be aesthetics. Al Drum found an ordinance from Canton, Texas dealing with this issue which appears to be comprehensive and reasonable. The ordinance excluded them in residential districts, restricted advertising, living quarters, placement on the property and several other issues discussed by the committee. Paul Specht would restrict such containers to non-commercial use; Carl Schoenecker liked the requirement for screening them; Marshall Reckard suggested time limits. Forrest Jukich allowed that storage containers are not currently a serious problem in our town. On motion by Carl Schoenecker, second by Paul Specht, the Committee will seek direction from the town board as to whether they would like the Committee to pursue this issue further.

**Item 5.B. Camping on Unimproved Lots.** Peggy Johnson Wiessner looked at how Vilas County handles this issue. There are three things the county requires for camping on unimproved land in Vilas county: written permission from the town; a code compliant POWTS (private on-site waste treatment system) and a zoning permit to set the camper on the property. Manitowish Waters zoning ordinance section 5.2.M covers all types of temporary habitation structures, including tents, and requires a sanitation permit from Vilas County and is limited to 2 weeks in a calendar year except where a building permit has been issued. In reviewing Presque Isle's camping section 903.4, Forrest Jukich expressed the need to amend this section to include a limitation on his authority to extend the time camping is permitted on unimproved lots. His unwritten policy has been a limitation of six months. Forrest will bring suggested changes to the next zoning meeting. It was noted that town board approval and a public hearing would be required for any changes.

**Item 5.C. Zoning Permit Fees.** Committee reviewed Vilas County permit fee structure along with Presque Isle's current fees. It appears the current fee structure covers our zoning administrator's salary. Forrest submitted a comparison of the number of permits issued for the last 4 years which showed a healthy increase in 2021 sufficient to trigger a bonus for him. Committee also discussed that the town's fees are in addition to the county's fees and would normally be somewhat lower. Forrest will make specific recommendations for adjusting Presque Isle's fees and Carl Schoenecker will check other

jurisdictions (Manitowish Waters, Lac du Flambeau, and St. Germain) for their fees. We will discuss this again next month.

**Item 6.A. Appointment of a Permanent Chairperson.** Committee reviewed its authority to select its Chairperson when it acts as a Zoning Committee and Marshall Reckard noted that Town Board action was required for appointment of a Chairperson of the Plan Commission. Historically the same person has filled both seats. Paul Specht moved to nominate Marshall Reckard, Al Drum seconded. Marshall declined consideration and Peggy Johnson Wiessner expressed her interest in this position after more than 25 years as Secretary of the Committee. Paul Specht withdrew his motion. Carl Schoenecker volunteered that he would be available for the position of Secretary. Paul Specht then moved to nominate Peggy Johnson Wiessner as Chairperson and Carl Schoenecker as Secretary, second by Al Drum. All Aye. Carl Schoenecker stated he would be recording the meetings to assist with his new position as Secretary.

**Item 7.A. Zoning Administrator's Report.** Forrest Jukich submitted a four-year comparison of zoning permits issued for houses, garages, additions, commercial, miscellaneous and subdivisions. Report is attached.

Marshall Reckard informed the Committee that Vilas County Zoning Administrator Dawn Schmidt is retiring on June 1 and that he would continue to attend all Vilas County Zoning meetings to keep the town abreast of what is happening at the county level. He also noted that the property in town belonging to Carl Gagliano at 11595 McKenzie Place had been condemned and a June 1 deadline for repair has been set by the county. The property will be set for demolition if the deadline is not met.

Next meeting scheduled for February 8, 2022 at 3:00pm.

Motion to adjourn by Peggy Johnson Wiessner, second by Paul Specht, second by Al Drum. All Aye.

Meeting adjourned at 4:35 pm. Respectfully submitted, Peggy Johnson Wiessner, Secretary.