

**Town of La Pointe Zoning
Town Plan Commission Regular Monthly Meeting Minutes
Wednesday, May 19, 2010**

Town Plan Commission (TPC) Members Present: Ted Pallas; Chair, Charles Brummer; Vice-Chair, Larry Whalen (arrives at 4:37), Carey Baxter, Ron Madich (5).

Town Plan Commission Members Absent: Suellen Soucek, Greg Thury (2).

Public Present: Mike Starck, Paul Brummer (2).

Town Staff Members Present: Jennifer Croonborg; ZA, Margaretta Kusch; ZCA (2)

I. Call to Order/Roll Call

Chair Pallas called the meeting to order at 4:30 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

None.

III. Approval of Previous Meeting Minutes

1. Town Plan Commission Special Monthly Meeting, May 5, 2010

C. Brummer moves to approve the Town Plan Commission Special Monthly Meeting minutes of May 5, 2010 as submitted. R. Madich seconds. All in favor, 4 aye. Motion Carries.

IV. Zoning Administrator's Report

The report is on file with the Town Board.

V. Consideration and/or Action of Permit Applications

None.

C. Brummer makes a motion to move New Business items a., b., c., and d. up on the agenda. Chair Pallas seconds. All in favor, 4 aye. Motion Carries.

VI. Old Business

a. Zoning Ordinance Revision Project

Review and possibly revise working draft of tentative Ordinance Revision, Sections 1.0-16.0.

1. Dimensional Table

Not discussed.

2. Permitted and Conditional Uses Matrix

Not discussed.

3. Section 11.0 Amendments

Not discussed.

4. Section 13.0 Town Plan Commission

Not discussed.

VII. New Business

L. Whalen arrives at 4: 37 pm.

a. **Nelson, Thomas RE: Land Use without permits @ 428 Big Bay Rd, LP# 014-00187-0707**

Mr. Nelson has turned in permit applications for an accessory building and driveway extensions. He also submitted applications for the County. The permits will be handled at the next meeting.

b. **Cone/Thompson: Subdivision of parcel, LP # 014-00206-2101, possible violation of Technical Memorandum #3.**

Tom Nelson (the agent) dropped off a Certified Survey map for this parcel. This will be on the next meeting's agenda as well.

c. **Hartzell, Robert RE: subdivision of parcel, LP# 014-00206-0200, possible violation of Technical Memorandum #3.**

No new information has been submitted at this point, and it is still unclear whether the property is properly subdivided. The Conditional Use Permit has not been issued yet (which will be a Town Board decision) nor have any sanitary permits been issued. No permits will be issued by the Zoning Administrator until all these matters have been cleared up.

d. **Bergeon, Glenn/Susan, RE: preliminary Special Exception permit application @ 2635 Big Bay Rd., LP# 014-00054-0900.**

This property is divided by County H, with a larger part of the land on the inland side of the road. The property owners wish to build on the smaller, lakeside part. Currently, there is no summer cabin at the property. There are two driveways (one lake side and one inland) and a trailer on the property (used solely for storage).

The section of the property on the lake side of the road does not meet setbacks for building, so the Bergeons are submitting a preliminary Special Exception permit application requesting setback relief of 50% (the maximum) in order to build a 50' x 17' dwelling. Mike Starck is their agent, and is present at the meeting to ask and answer questions.

The Zoning Administrator wants to see exactly how any future construction will avoid affecting the shoreline, slope erosion, natural resources, storm water runoff, etc explained on the application. The Zoning Administrator states that if the Bergeons really want to build on the lake side of the road, they will have to do a lot of work proving that these issues will be addressed, as they have a significant amount of property on the inland side that meets front and rear setbacks.

The Town Plan Commission feels that a 24' x 30' dwelling with closer to 25% setback relief would be much more likely to be approved. However, the opinions of neighboring property owners regarding the matter will be influential, as will obtaining all proper sanitary permits and addressing all potential environmental issues. In addition, it is recommended that M. Starck meet with and visit the property with John Spangberg of the DNR when he next visits the property.

Regarding the trailer, Chair Pallas has no problem renewing the Bergeons' extension to keep their trailer on their property, with the provision that it is for storage only, not for human habitation. M. Starck will return to the Bergeons with these recommendations so that they can fill out a finalized Special Exception permit.

C. Brummer makes a motion to return to Old Business. Chair Pallas seconds. All in favor, 5 aye. Motion Carries.

VIII. Future Agenda Items

IX. Schedule of Next Meeting

The next Town Plan Commission Workshop will be held May 27, 2010, at 4:00 pm.

X. Adjournment

Chair Pallas moves to adjourn. C. Baxter seconds. All in favor, 5 aye. Motion Carries. Meeting ends at 5:30 pm.

Draft Town Plan Commission Minutes respectfully submitted by Margareta Kusch, ZCA, on Monday, May 24, 2010.

Town Plan Commission Minutes are approved as amended by Margareta Kusch; ZCA on Wednesday, June 02, 2010.