

**Town of La Pointe Planning and Zoning Town Plan Commission
Regular Monthly Meeting Minutes**

Wednesday, May 5th, 2021 4:00PM

Members in attendance: Suellen Soucek, Chair; Mike Starck, Vice Chair; Jim Peters; Paul Wilharm and Samantha Dobson

Staff Present: Ric Gillman, ZA

Barb Nelson (non-participant at work station)

Public Present: None

I. Call to Order/Roll Call

Chair Soucek calls the meeting to order @ 4:00PM, roll call reflects members identified above.

II. Public Comment

Jim Peters asks if there will be limits on the initial public comment section identified on the agenda. The Chair says it will not be imposed unless the comments are repetitive and in the Chairs judgement too lengthy.

III. Approval of Previous Minutes

a. Town Plan Commission Regular Monthly Meeting April 7th, 2021

Starck motions to approve as submitted, Wilharm seconds, 5 ayes motion carries.

IV. Zoning Administrators report and update

ZA discussed the applicability of a "Special Exception" on a property located on Chippewa Trail and the ruling of 25% relief. Peters draws attention to this process as being able to in certain circumstance to be granted up 50% relief as currently defined in ordinance. The ZA will inform the possible applicant of alternatives and the need to define the date of the Parcel's creation.

a. DSPS Ruling on dwellings constructed prior to June 15th, 1980

ZA clarifies UDC is not required by Statute or Ordinance for buildings constructed prior to June 1980.

This includes moving of a dwelling to a new property or foundation. This clarity was provided by DSPS.

V. New Business

a. Chad Binsfield – Plans and proposal for dwelling and Home Occupation.

Parcel #: 014-00214-0700 LOT 6 MONDAMIN CIRCLE 2 .03A

Parcel #: 014-00214-0600 LOT 5 MONDAMIN CIRCLE 2 .031A

Possible preliminary review of CSM proposal of joining the lots identified above (pending application and fees).

Mr. Binsfield is in the process of seeking a CSM, though fees and application are pending. He is to provide the TPC with an over-all plan of his project and define how it meets the criteria under Home Occupation. Starck motions to table, Peters seconds, 5 aye motion carries

TPC consensus or approval of permitting the presented plan. (Tabled)

b. Certified Survey Map Applications

i. Parcel #014-00157-0300 vacant lot on Hagen Road, Berry Richards, Owner. Proposed division of lot creating 2 conforming parcels in S-1

Starck motions to recommend approval to the Town Board, Wilharm seconds, 5 ayes motion carries.

ii. Parcel #014-00126-0000 and Parcel #014-00125-0200 located at 1110 Big Bay Road, Louise Erdrich, Owner. Proposed moving the dividing property line to the east, reducing encroachment on setbacks.

Considerable discussion regarding the amount of setback relief which would remain nonconforming granting this CSM. Peters questions if the dividing line could be moved further east, preserving the conformity of the eastern parcel and creating setback conformity of the western parcel. Discussion related to possible plans by the owner and the approach to increase setback. Motion to recommend approval to the Town Board by Wilharm, Starck seconds, 4 ayes, 1 nay (JP) motion carries. Peters nay vote is related to the discussion addressed above. The ZA will express this concern with the Surveyor.

TB (5) TPC (5) Clerk (1) File (1) Email: Town Administrator; Assistant Administrator; Clerk; Deputy Clerk; La Pointe Shop

iii. Parcel #014-00068-1500 and Parcel #014-00068-1600 located at 1843 North Shore Road, Lawrence and Margaret McFarlane, Owner. Proposed creation of 3 conforming lots. This was previous reviewed as a preliminary

Starck motion to recommend approval to the Town Board, Peters seconds, 5 ayes motion carries.

c. Draft definition related to “Incidental Structure”. Specific language as to limits, inclusion and exclusion.

Peters submits final draft of definitions for ordinance update. Peters motions to approve for insertion in Ordinance update, Wilharm seconds, 5 aye motion carries. (A hard copy of these definitions will be attached to the hard copy of these minutes)

d. Commissioner Reports:

i. Peters: Junk Ordinance coordination (addressed above)

Survey is extended through May and will be promoted in the Gazette and Madeline Island Community Page.

ii. Wilharm: Fire Numbers

Nothing

iii. Dobson: Camping Units

Dobson will make note of campers and provide information to the ZA to cross reference permits

iv. Starck: Hartzell Proposal

Starck has had a conversation with Mr. Hartzell, and he states that he (Hartzell) is dropping the pursuit of glamping units. The “Expandable Condominium is still in consideration but on hold. He (Hartzell) has expressed some other ideas that have yet to be presented to the TPC.

VI. Old Business

a. Hartzell Proposal update/correspondence (addressed above)

b. Hartzell petition for Map Change

i. Parcel #014-00192-0600 Legal Description: South 254’ of W ½ SW1/4 SW ¼ Less MP Condominium V 404 PG 377 & V 473 PG 702 Sec 29 T50N R3W 3.28A.

ii. Recommendation to approve or deny to the Town Board or defer per Hartzell request.

Starck motions to tabled, Wilharm seconds, 5 ayes motion carries. The deadline to forward this recommendation is the June TPC RMM.

VII. Extended Public Comment – Limit 3 minutes.

None

VIII. Future Agenda Items

1. Binsfield Project addressed above
2. Hartzell Map Change petition and recommendation to the Town Board
3. Airport Ordinance and Overlay District
4. Commissioner reports

IX. Next Scheduled Meeting

Thursday June 3rd, 2021 at 11:00AM

X. Adjournment

Chair Soucek adjourns at 4:55PM

Respectfully submitted on May 6th, 2021, by Ric Gillman, ZA

Approved as submitted on 6/9/21, RG