

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

Wednesday, May 4, 2022, 4:30PM

Members Present: Suellen Soucek, Chair; Mike Starck, Vice Chair; Paul Wilharm, Samantha Dobson (arrived at 4:40 p.m.) and Jim Peters (via Telephone)

Staff Present: Lisa Potswald, Interim ZA and Michael Kuchta, TA

Public Present: Ken and Marnie Myhre

I. Call to Order/Roll Call

Chair calls the meeting to order @ 4:30 PM. Roll call reflects members present indicated above.

II. Public Comment

None.

III. Approval of Previous Minutes

a. Town Plan Commission Regular Monthly Meeting April 6, 2022

Peters motion to approve the minutes as submitted, Starck seconds, 4 Ayes motion carries.

a. Town Plan Commission Special Meeting April 18, 2022

Jim Peters requested the following correction to the minutes:

IV. a. Vote

Jim Peters voted No, because the applicant would not meet or agree to meet all the conditions listed in the CUP.

Peters motion to approve the minutes as corrected, Wilharm seconds, 4 ayes motion carries.

IV. Zoning Administrators report and update

a. Written and Verbal Report

Prepared by TA. One application for the ZA position; posting closes on May 16. Reviewed without objection will place on file.

V. Business before the Commission

a. Deliberation/discussion and recommendation to the Town Board regarding Conditional Use Permit Application for Kenneth and Margaret Myhre, Parcel #014-00119-0400, located at 900 Big Bay Road, Town of La Pointe, WI.

Starck makes a motion to approve the CUP with the condition that the CUP does not remain on the property if sold. Peters seconds with condition for discussion. TA asks for clarification on classification – Starck says home occupation. Peters believes this application does not meet the definition of home occupation, which is more of a one-on-one service and due to parking requirement. He does not think it should be approved. Wilharm states this is a gray area, that scope seems to have increased with the number of people from the initial application. He suggests home business. Peters agrees with Paul, but states the TPC should approve or deny, and let the applicants decide what to do next. Interim ZA states the public hearing posting was for a home occupation. Continued discussion regarding parking spots and difference between home occupation and home business. Soucek suggest a text change as an option. Peters states that application should have been for home business; home occupation does not fit. They want 4-6 parking spaces. Vote on motion: 1 aye, 4 nay. Starck makes new motion: Approve with condition of one parking spot and cannot pass on to another owner. No second, motion fails. Peters makes a motion to deny CUP for home occupation and refund cost of CUP, Soucek seconds. 5 ayes – motion approved. Starck points out that TB makes the final decision.

NOTE: Zoning ordinance does not allow refund of CUP permit fee (7.2, B, page 63).

b. Updates from Robert Hartzell

i. Gitchee Gumees Expandable Condominiums

- ii. **Hot tub at the Inn**
- iii. **Landscaping at Lightkeepers Lodge**

Hartzell did not attend the meeting. Starck states that there will be an open house at the Lightkeeper's Lodge from 12-2 on Tuesday, May 10 to present information on the projects to the public.

- VI. Commissioner updates**
 - a. **Comprehensive Plan**

TA provided an update on possible next steps. TB will consider on May 10. Wilharm suggests that survey should include zoning questions. TA recommends the TPC determine what questions to ask.

- b. **Fire Numbers (Wilharm)**

Wilharm reported on recent meeting with county.

- b. **Zoning re-write (Wilharm/Peters)**
 - i. **Schedule review definitions**
 - ii. **Schedule update and further review**

Ongoing project – Peters recommends waiting until new ZA is hired. Also tied into comp plan.

- c. **Comping Units (Dobson)** – Nothing other than being aware.

- VI. Future Agenda Items**
 - a. Hartzel Condominium
 - b. Commissioner Updates

- VII. Extended Public Comment**

The Myhres expressed frustration with previous meetings with TPC and now refusal of the CUP as it stands.

- VIII. Next Scheduled Meeting**

Wednesday June 1, 2022, 4:30pm

- IX. Adjournment**

Chair Adjourns at 5:10 pm

Respectfully submitted: 5-10-22 by Lisa Potswald, Interim ZA, Town of La Pointe

Approved as Amended: 6/1/2022 TPC RMM