

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

4:30 pm, October 1st, 2025 at Town Hall

<https://us02web.zoom.us/j/85817354068?pwd=WWY4REFXZ3dLaVROQXIMOWV3WVB4dz09>

Members Present: Chair Paul Wilharm, Charley Brummer, Jim Peters, Suellen Soucek, Dave Ehlen (absent)

Staff Present: ZA Richard M Kula, TA Max Imholte

Public Present: Paul Brummer, John Carlson, Rev. Dr. Heidi (online) (see attached)

I. Call to Order/Roll Call

Members present reflected above

II. Public Comment (less than 1 minute)

- None -

III. Approval of Previous Minutes

- a. Public Hearing for the Zoning Ordinance Re-Write – 9/3/2025** Approved. JPeters motioned to approve, SSoucek seconded. All aye, motion passed.
- b. TPC Special Meeting – 9/3/2025** Approved. JPeters motioned to approve, SSoucek seconded. All aye, motion passed.
- c. TPC Regular Meeting – 9/10/2025** Approved. JPeters motioned to approve, SSoucek seconded. All aye, motion passed.
- d. TPC Special Question & Answer Session #1 – 9/24/2025** JPeters motioned to approve, CBrummer seconded. SSoucek abstained. 3 aye's, motion passed.

IV. Old Business

- a. Review, Discuss and possibly approve land use permit applications:**
 - i. 1045 Sunny Slope Road – Replacement Accessory Dwelling with Attached Garage (Eric & Barbara Grutzner)** RKula reviewed the proposed project and provided the TPC Members with a project review summary. There was discussion amongst the TPC Members. CBrummer started the conversation with the original square footage of the previous structure (630 square feet from the Assessor). He believes that the Ordinance allows an increase of 50% which is 945 square feet (smaller than the 1350 sq ft being proposed.) RKula reviewed the improvements being made including moving out of the Right-of-Way (ROW). This is moving it about 7 feet north of the ROW. RKula also discussed information from exhibits in 1996 showing the previous building in the ROW. RKula discussed the benefits of the proposed project including moving it further from the road. CBrummer was supportive at 945 sq ft. JPeters would like a complete plot plan with all of the information on one exhibit, it is required. RKula took the IOUs to work with the Property Owner on potential solutions to the 945 square foot question and to work with the

Owner to create a plot plan putting everything on one sheet of paper. A Special TPC could be conducted after the Special TPC Zoning Re-Write Question & Answer Session scheduled for October 8th. JPeters indicated that a variance is still an option if they want to go larger than 945 sq ft. There was discussion about potential snow plowing issues and if that impacted the Town or the resident. It was just another factor to be included. It was agreed to put it on the Agenda for October 8th. The proposal was tabled until October 8th.

- ii. **1099 Middle Road – Bedroom Addition to Existing Dwelling (Joe Kuahuia)** RKula reviewed the proposed project and provided the TPC Members with a project review summary. Motion to approve, CBrummer, SSoucek second. All ayes, motion passes.
- iii. **505 Bay Hill Cottage Rd East – Accessory Building/Pre-built Shed (Connie Ross)** RKula reviewed the proposed project and provided the TPC Members with a project review summary. Motion to approve, CBrummer, SSoucek second. All ayes, motion passes.
- iv. **753 Raspberry Trail – Accessory Building (300 square foot Small Home) (Joe Kinney/Deanne Goodlaxson)** Project is part of the Raspberry Trail subdivision. The Town signed the CSM on September 30th. The closing was delayed. As such, it is not ripe for discussion and will be deferred. The property owner is working with Ashland County on a Sanitary permit (composting toilet). This was tabled.
- b. **CUP Process – Discuss Online Training/Potential Joint Meeting with Town Board** – Deferring to after the Budget Season is over and the Zoning Ordinance Re-Write is further in the process.
- c. **Tech Memo #3 – Next Steps** - Deferring to after the Budget Season is over and the Zoning Ordinance Re-Write is further in the process.
- d. **Holding Tank Options – Update** - Deferring to after the Budget Season is over and the Zoning Ordinance Re-write is further in the process. CBrummer asked if the Sanitary District has discussed. RKula indicated that it was on the agenda for the last meeting. Valid concerns have been raised. PBrummer confirmed that 15% of the volume comes from offsite, but 58% of the concentration comes from offsite. More to follow next month.
- e. **DRAFT Zoning Ordinance Update – Next Steps**
 - i. **September 24th Q&A Session** – Will talk about in new business.
- f. **Town Plan Commission – Update on Residency Requirements for Membership.** – JPeters recommends a draft change in the Ordinance. His research indicated that it depends on your main residence location. JPeters recommended some language to change the Ordinance. There is still question on what the definition of what residency is. Where you live? Where you vote? Six months plus 1 day? SSoucek wants to make sure that we all agree on the criteria.
- g. **“Do I Need a Permit?” – Update on creating an Informational Permit Summary and Q&A for the Public.** – RKula started with Ashland County’s

document and is using this as a guide to develop one for the Town of La Pointe along with questions and answers. RKula is getting the same type of questions frequently. This would enhance and streamline our work. However, now we are deferring it until after the Budget Season is over and the Zoning Ordinance Re-Write is further in the process.

V. New Business

a. DRAFT Zoning Ordinance Update

i. Additional Question & Answer Sessions – October 8th/October 29th

(Now a conflict on October 23rd)? – Conflict with a budget meeting on the 23rd, so moving it now to October 29th. Both meetings will be at 5 pm. Will talk about the feedback after the question and answer sessions are over. Will take the comments to heart and make appropriate changes. The number of campers (raising from one to two) will be reconsidered. RKula indicated that we have a binder in the office that has all comments that we have received. We will have a comprehensive list of comments and can go through them. We have received some good feedback and comments.

b. Complaints Received Regarding Wedding Events at 951 Whitefish Lane –

More than one complaint has been received. The Town takes those very seriously. The Town is in the process of gathering information and is following the process outlined in Section 15 of the Zoning Ordinance titled, Complaints. We are following it to the letter. As it is part of an on-going investigation, we are not prepared to discuss the facts or answer any questions at this time.

c. Discuss 2026 Budget/Schedule of Fees – SSouчек recommended increasing their pay. It has been at the current level (\$75 for the Chair and \$50 for members) for decades. Ashland County recently increased theirs. Raise it \$25 for all. (\$100 for the Chair and \$75 for members). There was discussion on raising the square footage charge from \$.30 to \$.40. Also increase the rental permit fees and event fees. Outdoor seating. Discussion resulted in no change to the outdoor seating fees. Enforcement, going forward, should be considered. Rental permits should be raised, as it is in the best interest in the Town. Raise the initial permit from \$500 to \$600; raise the renewal from \$350 to \$450 and raise the event permit from \$125 to \$450. Various locations were mentioned that might be having events and taking out permits. RKula is taking notes and will share with Max. Maybe consider charging different levels for various types of rentals. RKula committed to coordinating with Katey Abbott.

VI. Future Agenda Items

Meeting on October 8th, any Land Use Permits can be added. 1045 Sunny Slope and maybe 753 Raspberry Trail. We don't have any additional land use permits to discuss with TPC at the moment. We will post both agenda's tomorrow.

VIII. Extended Public Comment (less than 5 minutes)

Paul Brummer – The property owners of 1045 Sunny Slope have submitted an application to the Sanitary District, but a meeting hasn't occurred yet. For the Special Event permits you could have a \$10,000 after the fact permit for an event that didn't obtain a permit initially. Paying \$400 or \$500 for a rental permit doesn't fit all locations (large locations versus modest locations).

John Carlson – Regarding the complaints on 951 Whitefish, he is happy that we are taking the complaints seriously and following what is outlined in the ordinance but then there is discussion on bending the rules about residency. If the Town Board didn't follow the rules, let the Town Board know. It's ok. People make mistakes, but if someone doesn't meet the guidelines, they don't need to be guidelines. The paperwork needs to be complete. The square footage is the square footage. That is what the permit is for. Thank you for kicking back things.

Dr. Heidi – She applauds us all for trying to stick to the letter of the way things are written because it can go from 0 to 100 so quickly. She feels very strongly that you need to live on the Island to participate in some of the decision-making things. Thank you for all you do for the Island.

IX. Next Scheduled Meeting – Regular TPC Meeting - November 5, 2025 @ 430 pm

X. Adjournment @ approximately 5:28 pm

Paul Wilharm, Town Plan Commission

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerk. Note: It is possible that members of other governmental bodies of the municipality (and possibly a quorum) may attend this meeting to gather information. No action will be taken by any governmental body at this meeting; other than the governmental body specifically referred to in this notice.

Sign-In Sheet
Town Plan Commission: Regular TPC Meeting
October 1, 2025

Name:

Paul Brummet

Physical Address:

1000 Main & 995 Miller Road

John Carter

1271 Big Bay Rd