

TOWN OF CABLE
Plan Commission Meeting Minutes
Wednesday, April 5, 2017
Cable Community Centre

1. Call Meeting to order @ 5:30 p.m.
Meeting was called to order at 5:30. Present were Plan Commission Chair Karl Kastrosky, Plan Commissioners Suzanne Rooney, Shelly Wilson, Paul Gilbert, Art Hancock and James Bolen and Plan Commission Secretary Kristine Lendved. Also present were Mike Furtak, Susan Thurn, Jack Radecki, David Popelka and Bob Lang. Absent was Plan Commissioner Tom Frels.
2. Approval of meeting minutes from March 1, 2017 meeting.
Commissioner Bolen motioned to accept the minutes of the 3/1 meeting. Hancock seconded the motion. Motion carried.

Commissioner Bolen motioned to suspend the agenda and move to item #5. Motion seconded by Wilson. Motion carried.

5. Zoning. Recommendation to the Town of Cable for Kent & Elaine Adams requesting a special use permit for short-term rental of a yurt located at 44094 Perry Lake Rd. Section 8, Township 43N, Range 7W, Town of Cable, Bayfield County, WI.

Mike Furtak, representing the petitioners, explained that it was their wish to place an upscale yurt on property they own on Perry Lake to be used as a short term rental. Furtak explained that the yurt would have safe and running water, a state-approved septic system, an occupancy ceiling and that it would be inspected like any other short-term rental. He told Commissioners that the yurt would be sited 75' from the lakeshore, 100' off the road and 60' off one lot line and 80' off the other. The lot is currently vacant. The owners may put the property up for sale and a yurt would be easy to remove.

Kastrosky said that this item is not on the April County agenda. Furtak responded that this was a Class A application which did not require approval at County level. Should the Town deny the request, re-applying for a Class B permit is an option.

Kastrosky explained that some of the standard questions which pertain to short-term rental requests are not answered here. For example, no 24 hour contact person is provided. Furtak responded that the Adams were open to conditions being placed upon the permit, such as a 24 hour contact person. He stated that the short-term rental market was increasing because of loss of rooms at Telemark. Gilbert inquired about the placement of a \$10K yurt on a \$100K lot. Furtak responded that this would in no way be an eyesore. The unit will meet the UDC. He suggested that if the Plan Commission or Town are in any way uncomfortable with approving this permit that they could approve it with a trial period followed by review.

Kastrosky inquired about planned occupancy, stating that the sewer has to be sized based on something and there must be sufficient parking. Bolen inquired if it would be used year 'round. Furtak thought not and explained that it is the Health Dept. that sets the occupancy ceiling. Kastrosky stated that the Town Board might have additional questions and have concerns and set conditions. The Health Dept will get involved when the well is drilled.

Furtak stated his belief that Adams had already made preliminary contact with the Health Dept. He further stated that while Adams hopes to keep the yurt at the center of the lot, he would be open to a condition requiring sufficient parking and understands that the driveway must be wide enough to accommodate emergency vehicles and that they be able to turn around. Lang stated that the Cable Driveway Ordinance requires adequate parking and a turn-around. Current zoning of the property is R1 and a yurt qualifies as a residence. Bolen inquired if the Adams intended to register with the Town for room tax and Furtak responded that their intention was for everything to be above board. Kastrosky asked Thurn if this could still be placed on the April agenda.

Commissioner Bolen motioned to recommend to the Town of Cable approval of this short term rental application because it is in compliance with the Town of Cable Comprehensive Land Use Plan. Approval should be contingent upon meeting the Town of Cable short-term rental conditions, such as compliance with the Driveway Ordinance, compliance with the Bayfield County Health Dept regulations , UDC inspection and supplying a 24 hour emergency contact.

Wilson seconded the motion.

In discussion page 30 of the Comp Plan was cited as it references encouraging development of housing to accommodate all income levels. Also page 26 which encourages seasonal homes and tourism based businesses.

Bolen inquired if the Town always has the ability to rescind a permit once it has been approved. If it can be demonstrated that conditions of the permit are not being met, yes, the permit can be pulled.

Gilbert wondered if the adjacent neighbors should be notified of this application. Kastrosky and Bolen stated concerns about adding an additional layer of conditions for approval as it might discourage development. Rooney suggested that she would recommend contacting the neighbors, but, not make it a condition of approval.

Motion carried.

Bolen motioned to return to the agenda as posted. Gilbert seconded the motion. Motion carried.

3. Town of Cable Board of Supervisors meeting report. (Thurn, March)

Thurn explained that at a Town Work Night the Town of Cable Board had talked about finding \$ in the existing 2017 budget to make the recommended repairs to the Depot. She felt the request was favorably received and they will return to the \$ search in the future.

4. Committee Reports:

- a. Public Restroom committee progress report (Thurn)
- b. Public Restroom committee fund-raising report (Thurn)
 - a. and b. discussed concurrently.

Thurn stated that between received funds and pledges the fun nears \$20K. They didn't receive as much response from the mailing as expected. Bolen stated that he'd spoken with a representative of the Chippewa Valley Bank and that we should expect a donation from them. Kastrosky suggested it would be important to come up with a future proposal for donor recognition.

Lang stated he'd received a call from Aaron McKinney on behalf of the Johnson family, requesting that the Town abandon Hambrecht Rd. At the time Lang explained about the restroom project and he anticipates that the Johnson family may make a donation to the project.

c. Dog Park committee report (Byrd)

Thurn explained that Amy Byrd had visited the Cable Rec Park to measure current area under consideration and would be pricing fencing for the area. The chosen location could be added on to in the future. More information is being gathered. Amy is pushing ahead with the project.

d. Cable Tomorrow sub-committee report (Thurn, Rooney, Wilson, Kastrosky) (4/3)

Rooney reported that she had forwarded to all a rough outline of the Cable Tomorrow process developed at a work meeting on 4/3. (attached) The current plan is to hold a June event for the community involving food and the opportunity to engage, provide feedback. Questionnaires would be distributed. After this, it is hoped that facilitated sessions with targeted groups can be scheduled, enabling us to define assets and resources and prioritize same and assemble an action plan. Another process-elevating idea is to have a float in the 4th of July parade. Kastrosky discussed the importance of engaging everyone and being as open and kind as we can be. An Action Plan will link to the Comp Plan and provide measurable outcomes. The subcommittee needs to plan the June event and assemble a survey/questionnaire. He also suggested that administrative assistance would be needed to pull together all the things that occur and all the proposed amendments that result from this process. Rooney inquired if Tim Kane could assist with assembling data. Thurn reminded that the Town had budgeted \$2K for this effort. Bolen suggested that money would be spend when this is taken to Public Hearing as print/graphics material will be required to show proposed changes.

The Cable Tomorrow committee will meet again before the Plan Commission's May meeting. Rooney will email Commissioners to set up a meeting time/date.

Popelka inquired what kind of response was received from the books placed around town to record comment. Wilson responded that it was not so great. Rooney spoke to engagement. No one specifically asked anyone to participate by adding their comments to the books.

e. Re-zoning of Town owned lands to Municipal.

Kastrosky stated that re-zones are a class action that must be filed at County level. Lang identified 25-30 parcels of Town-owned property to be re-zoned Municipal. Lang said parcels with questions are the Aldrich lot, currently owned

by the Towns of Cable and Namakagon on behalf of the library and those adjacent to it in downtown Cable. These lots are currently zoned commercial. The set-back on a commercially zoned lot is 5' whereas it is 10' on a municipally zoned lot. Rezoning requires a Public Hearing. A rezoning request goes first to the Plan Commission, next to the Town Board, next to Public Hearing and finally to the County Board. Kastrosky and Lang plan to proceed with the project without parcels currently zoned as Commercial.

6. Discussion and possible action on permitting for Public Restroom land parcel.

Lang explained that what was thought to be a 50 x 50' lot that the Public Restroom would be placed on is, in fact, a 47 x 36' lot. His thinking is that the building will need to be shorter and there will be no possibility of adding showers. Further, if we're giving up on the possibility of adding showers, maybe the building should be re-sited. Popelka said it might be possible to add onto the front rather than the back of the building. Wilson suggested it would be important to stay flexible.

The Town of Cable is seeking a conditional use permit for the Public Restroom rather than a re-zone on the parcel. Kastrosky suggested this permit would be approved in mid-May.

Kastrosky motioned to slightly re-locate the Public Restroom into the parking lot area in order to facilitate future expansion. Wilson seconded the motion.

Popelka inquired if the Cable Community Action Team was a sub-committee of the Town of Cable or of the Plan Commission. Kastrosky said he felt it was a sub-committee of the Plan Commission until such time as the project gets turned over to the Town. Popelka stated it was important to clarify who the CCAT should be reporting to.

Motion carried.

7. Recommendation to Town of Cable regarding filling Plan Commission vacancy.

Kastrosky said that since Plan Commissioner Art Hancock was the new Town Chairman after the Annual Meeting, it appeared the Plan Commission would have a vacancy. Thurn stated that according to Ordinance, Town Board members can serve on the Plan Commission. Hancock confirmed his intention to resign from the Plan Commission. Kastrosky stated that the Town of Cable should post the vacancy and said that the Plan Commission would appreciate the opportunity to review the candidates and offer a recommendation to the Town. Hancock stated his intention to meet with candidates in advance of the meeting at which he would be making an appointment. Kastrosky said he would talk with Town of Cable Admin. Assist Tammy Rasmussen about posting the vacancy.

8. Discussion and possible action regarding development of a Welcome to Cable Committee.

Kastrosky reported that the Cable Beautification Committee would now be called the Welcome to Cable Committee as it seemed friendlier.

Thurn stated that she envisions the committee looking at signage and nature-scaping and will consider flowers and banners. She reported that the Cable Natural History Museum wishes to design a nature-scape for the triangle area at the 63/M intersection. Thurn wanted this item on this agenda so the group could begin meeting and planning and possibly accomplish something this year. Kastrosky thinks this can be assembled without running this project through the Cable Tomorrow process. Bolen stated his willingness to function as the Plan Commission liaison to the Welcome to Cable Committee. There are currently 9 people interested in being part of this committee. We will agenda it as a committee report for our May meeting. There should be public communication about the development of this Welcome to Cable committee, through the Town, in the interest of transparency. Thurn will communicate with the Town about publicity.

9. Old Business: Theme and/or signage for Town of Cable

Kastrosky said it was Frels who had been working on acquiring easements from land-owners for sign placement. Hancock inquired who had mentioned the My Villa folks as being involved in sign creation. Wilson added that Frels had suggested the new signs would resemble the existing sign at the Cable Community Centre. Bolen stated that the Podvins/My Villa folks are designers and would like to see continuity. It was determined that the final design of proposed signs has not yet been decided upon.

10. New Business:

Lang reported that the Town had received requests to abandon both Hambrecht and Jalowitz Roads. He sees no reason not to abandon Hambrecht Rd if the property owner to the north will agree. The Town hasn't maintained Jalowitz Rd for awhile as it's mostly Johnson folks using it, anyway. He would prefer not to deal with this until December.

Lang further discussed interest in modifying the Perry Lake landing to improve the experience for both swimmers and boaters. Mike Cleary, the adjacent property owner, may be willing to part with a bit of property to enable enlarging the beach/landing. This will be placed on a future agenda.

11. Public Comment Period: (To avoid open meeting law violations, the Plan Commission may limit itself to answering basic questions from the public and place matters brought forth by the public on future meeting agendas for additional discussion and/or deliberation)

12. Next meeting date (May 3) and future agenda items

The next meeting is scheduled for Wednesday, May 3 at 5:30 at the Cable Community Centre.

13. Summary of goals and tasks for April Plan Commission meeting

Thurn will see that the Public Restroom re-site and the establishment of the Welcome to Cable committee will be added to the Town agenda.

Kastrosky inquired who can present a Plan Commission report at the next TOC Board meeting. Hancock stated his intention to attend and willingness to present.

14. Adjournment

Hancock motioned to adjourn. Wilson seconded. Meeting adjourned at 7:20.

Notes from Suzanne Rooney/Cable Tomorrow sub-committee meeting 4/3.

So here is a rough cut at the what and why of visioning along with outcomes. Please push back, add, delete as my "vision" is that this will become our talking point sheet.

What: Cable Tomorrow is a planning process which will define **a template for** our future based on mutually agreed values and assets.

Why: The Cable Plan Commission strongly believes the values and goals of its citizenry are integral to the decision making process. Allocating resources to the Community's priorities can only be done when there is an understanding of and agreement on those goals.

How: Through a series of community gatherings, surveys, facilitated workshops, and conversations, input will be categorized by segment (housing, downtown, economic development, land use, etc.) and by demographic groups (residents, non profits, businesses). This information will be prioritized, made actionable, and be presented back to the Community.

Once agreed, these objectives will become part of the current Comprehensive Plan.

Benefits: Ultimately, this process allows us to live in harmony with our values, flow with changes, and provides a measurement of our success. It gives us a compass, or constitution, to address the many directions available to Cable and gives us an identity and sense of place.

In addition to measurable outcomes, there are even greater results in our way of working together such as: open communication, transparency in decision making, consensus building, synergy, engagement, and importantly, trust.

I am honored to be part of this process and value each of you for your unique perspectives and strengths. Thank you for who you are.

Suzanne

