

Plan Commission Meeting

Tuesday, April 8, 2024

Minutes - Draft April 9, 2024

Chairman Erba called the meeting to order at 5:32.

Attendance: All commissioners were present. Kyle Weber attended as an interested citizen for Item 1.

Chairman's Comments

Chairman Erba informed the Commission that:

- He will attend the CARE Community Dinner on April 9, 2024 to provide introductions for the Social Connections Committee's speakers. The Chairman referenced the committee's notes for its March 14, 2024 meeting later on the agenda where it outlined the presentation.
- He had discussions with the Cable Forward group and will edit its submission for the 2023 Plan Commission Annual Report.
- Reported receipt of a letter from Bayfield County Zoning Administration regarding the planned April 18, 2024 meeting of the Bayfield County Planning and Zoning Committee to discuss changes to the County Zoning Ordinance. Commissioner Popelka added that the committee will consider changes to Mobile Tower Siting Regulations to require conditional use permits in all districts. The meeting will also address changes for placement of shipping containers in various zoning districts and the conditions for which conditional use permits are required. Detailed information is on the County's website and members can submit comments.
- Stated he would be out of town for the next meeting, Commissioner Lendved, the Vice Chair, will chair the meeting.

Minutes

The Chair presented the Minutes from the March 5, 2024 meeting and asked for corrections or additions. Hearing none, the Chair asked for a motion to approve. Commissioner Thurn moved approval as presented and was seconded by Commissioner Wilson. The minutes were approved by unanimous voice vote.

Updates/Discussion

Annual Report

The Chairman presented his draft 2023 Annual Report of the Plan Commission that is to be presented at the Town's Annual Meeting and asked for comments and corrections. He intends the report to be an umbrella submission that covers accomplishments of the Plan Commission, Social Connection Committee and the Cable Forward group. Comments included:

- The Chairman will delete the paragraph addressing action regarding a driveway so that the report summarizes overall accomplishments rather than highlight specific items.

- Commissioner Thurn thought that the report could expand on the Comprehensive Plan revision. The process involved lots of public input and many revisions to the plan by Commission members. The Social Connections report could promote many of its actions and how these actions relate to plan implementation.
- The report should reflect the Commission's work with the County on future land use and zoning changes.

The Chairman will present a report summary at the Annual Meeting. Copies of the full report will be available at the meeting and on the Town's webpage.

Town Board

Commissioner Popelka reported that the Town Board

- Approved Event permits for Goats for Grandma Walk/Run and the Hungry Bear bike ride;
- Approved appointment of two new library members;
- Plan a meeting on April 24, 2024 to hear from the public on proposals or ideas for the former school site. The Board may consider proposals if any as well as nonspecific ideas on prospective use, whether the site should be public or private, who will make and how to pay for improvements, and benefits to the Town.
- A public hearing will be held on April 17th before the regular Board meeting on a proposed wake ordinance for all Cable lakes. WDNR is also seeking input for statewide rules while still maintaining local control.
- Commissioners Lendved and Wilson will also represent the Commission at the April 24 meeting in hearing proposals on what to do with the Town's property (aka, former school site).

Cable Today

Notes were presented from the March 14, 2024 Social Connections Committee. Commissioners expressed they would like more information about Tamarack Health's involvement with the meal program. Commissioners suggested they be invited to make a presentation at the Annual Meeting.

Public Comments

The Chairman reported that prior to tonight's meeting he spoke with the resident who had wanted to speak during Public Comments regarding a driveway matter. Details are still being researched, so the resident chose not to speak. But, the Chairman wanted Commission members to know that the driveway matter could come before the Commission in the future.

Business Item

Short Term Rental

Proposed short-term rental of 13480 Spruce Street by Jared & Deanna Linzmeier D/B/A Adeline and Eloise, LLC.

Item 1A: Class A Special Use Permit required under Bayfield County Zoning

Item 1B: Town Short-Term Rental License required by Town Ordinance

Chairman Erba presented a handout describing the property and proposed actions that consisted of two items: The zoning request and the town's license for a short term rental.

Kyle Weber represented the owners who live near Stevens Point. They want to have a home in Cable to be close to the Birkie and other trails. The property will be mostly for private use, but will make it available for short-term rental when they are not in Cable. The owners have two other short-term rentals in the Stevens Point area and are identified as "Super Hosts" with AirBnB, who they will use to schedule rentals of the Cable property. Mr. Weber and his wife are the local contacts and will handle maintenance for the Linzmeier's.

Regarding the zoning matter (Item 1A), members discussed the Special Use permit and its consistency to the Comprehensive Plan sections regarding Economic Development and Housing.

For Item 1B, the Commission then reviewed the Short-Term Rental License application. All items required by the Town's ordinance have been submitted.

The ordinance requires that the Town establish occupancy for the short-term rental. The handout included information on square footage and cubic area for potential sleeping areas calculated from submitted floor plans and elevations and occupancy area was based on Bayfield County requirements. A typographical error was noted in the handout - occupancy calculations were based on 400 cubic feet and not 200 as incorrectly stated on the handout. Commissioners raised concerns about the inability to enforce the occupancy requirement. Occupancy information would be included on the Town's license and would be subject to annual review. The Commissioners determined that eight adults would be a reasonable maximum occupancy based on room configuration. The property has a driveway sufficient to handle two parking spaces, the minimum required by the ordinance.

Motion for Item 1A

Chairman Erba moved that the Special Use Permit be recommended for approval to the Town Board because it is consistent with the Comprehensive Plan:

- Economic Development component by supporting a home-based business that is compatible with the neighborhood and
- Housing Component by providing temporary housing for visitors and supporting tourism.

The motion was seconded by Commissioner Popelka.

The motion was approved by five "Ayes" and no "Nays."

Motion for Item 1B

Commissioner Popelka moved that the Short-Term License be recommended for approval to the Town Board based on:

- the application conforming to the Town's ordinance and meeting all submittal requirements, and

- setting the maximum occupancy be set at eight adults.

Commissioner Lendved seconded the motion.

The motion was approved by five “Ayes” and no “Nays.”

Commissioner Remarks

Commissioner Merrill had a question about the new format for presentation of Board items. Chairman Erba explained that handouts, such as the handout for tonight’s Short-Term rental matter, would be routinely presented to the Commission for review. This handout would be updated to reflect the Commission’s approved motions and would be submitted to the Town Board.

Next Meeting Date

Tuesday, May 7, 2024 will be the next meeting. Commissioner Lendved will chair the meeting.

Agenda deadline is Wednesday May 1, 2024 at 5:00 PM. Chairman Erba will be able to work on the agenda prior to leaving town.

The Chairman adjourned the meeting at 6:39 PM