

**PLAN COMMISSION MEETING
MINUTES
September 3, 2019**

CALL TO ORDER

Chairman Kastrosky called the meeting to order at 5:30 p.m.

Approval of Agenda

MOTION by Commissioner Merrill, seconded by Commissioner Lendved to suspend the agenda and approve it with review of the Draft Town of Cable Design Plan ahead of Issues and Opportunities. MOTION carried.

Approval of Minutes

MOTION by Commissioner Merrill, seconded by Commissioner Lewis to approve the Plan Commission Meeting Minutes of August 6, 2019, as presented. MOTION carried.

Accept Secretary's Resignation/Replacement with Added Duties

Secretary Allen explained that she is unable to keep up with her Clerk duties and all the activities of the Plan Commission. She expressed appreciation for their hard work.

The Commission expressed gratitude for Secretary Allen's work. An increase to the stipend of \$300 per year for the secretary was agreed to for the new secretary to also log, file and keep track of changes to the Comprehensive Plan and public hearing dates/adoption for said changes.

Secretary Allen requested that minutes continue to be completed in draft form in order to serve as the monthly report to the Board at Board meetings. Chairman Kastrosky agreed that would be reasonable, as it gives two weeks for the secretary to write the minutes.

Anyone interested in the position should talk to Kristine Lendved and/or Deanne Allen.

Public Input

There was none.

Review Draft Town Design Plan

Presentation of Draft Town Design Plan by Mr. John Hand

Prospects for population growth in Cable are minimal. Hayward drains the rationale for commercial development in Cable. This leads to the conclusion that commercialism is based on tourism and development of second home communities on lakes. Page 3 of the Plan defines the downtown core of the Village of Cable and the sanitary district, which is located east to west from Kavanaugh Road to Randysek Road and north to south from Spruce Street to First Street. This is the main area discussed in the draft Plan.

In the last two years, there has been particular focus on the downtown core through Connect Communities and Cable Tomorrow to create an attractive friendly experience for pedestrians, a network of sidewalks and a safe zone for pedestrian movement. Pages 5, 8 and 11 of the Plan list elements to improve the quality of the streetscape and ideas for business owners to incorporate in new development. Pages 9 and 10 identify opportunities to complete the sidewalk from Kavanaugh to the Historical Museum and to the Municipal Parking Lot with additional connections to Forest Lodge Library and Portage Park.

The Plan Commission established the Design Committee to fine tune design guidelines for new businesses coming in, as well as town-owned properties and current business owners.

Commissioners commended Mr. Hand on a job well done. The draft plan will be part of the Cable Tomorrow Listening Session being planned. Commissioner Lendved requested Mr. Hand to expand the Plan to include an analysis of Forest Lodge Library, the Cable Natural History Museum and old town buildings. A public hearing will be held after feedback has been heard for any changes. The Plan can be modified with a consensus of the Plan Commission.

Commissioner Zuelsdorff noted that commercial land uses permitted do not require Plan Commission review to implement the Plan guidelines.

Suzanne Rooney requested that the proposed date for the Cable Tomorrow Listening Session be changed to a date when Mr. Hand can attend.

CABLE TOMORROW/COMPREHENSIVE PLAN UPDATES AND PROJECTS

ISSUES AND OPPORTUNITIES

Cable Tomorrow Listening Sessions

It was the consensus of the Plan Commission to change the Listening Session date from September 23, 2019 to Tuesday, October 1, immediately following the regular Plan Commission meeting. The Plan Commission will meet 5:00 p.m. to 6:00 p.m., and then set up for the Listening Session to begin at 6:30 p.m. The session will wrap up by taking the top three questions from each table to share with the group.

Commissioner Thurn will resend the work plan of what is needed to organize the Listening Session. Announcements will be posted on the town website. This event will be heavily publicized.

Suzanne Rooney stated that there needs to be a way to communicate with people by phone who do not have internet to get town information out to more residents.

HOUSING

Housing Report – David Popelka

Mr. Popelka referred the Commission to the minutes from the last Chequamegon Bay Housing Group meeting which explains the plan to apply for a Community Development Block Grant (CDBG) to conduct an extensive housing needs study in the areas of Bayfield, Washburn, Ashland, Mellen, Clam Lake, Namakagon, Cable, Drummond, Grand View and Iron River.

A letter has been sent to town boards requesting their attendance at the September 16th Listening Session that will provide more information on the study. Mr. Sheldon Johnson, Northwest Regional Planning Commission will speak. The meeting is at the Bayfield County Courthouse Board Room. Anyone interested is welcome.

Efforts are being made to put together all information that a developer would need or want to bid a project. The CDBG grant would be \$75,000 that would require a \$25,000 match from participating communities. A formula was developed to share this cost, and \$1500 is being requested from the towns of Cable and Namakagon combined. There needs to be a prime applicant for the grant. The City of Bayfield scored the highest with CDBG criteria and as agreed to take the lead on the grant application. The reason Cable does not score well on the criteria is because of all the vacation homeowners. The study will analyze the benefit of expanded housing. Attracting people to Cable and the growth of business and jobs are all interconnected. The three types of housing of focus are affordable housing, independent living and assisted living. Development can include mixed use. If there is a medical component can be offered, that would raise the score to receiving a grant.

Mr. Popelka has also met with WEDA and received positive feedback and interest in the Cable area. There is a WEDA conference in Madison on September 25, 2019.

AGRICULTURE, NATURAL AND CULTURAL RESOURCES

TRANSPORTATION

Discussion/Possible Action on Airport Overlay

The Commission reviewed a final draft of the Airport Overlay narrative. It will be sent to the Airport Commission for approval and will be part of the next public hearing for Comp Plan amendments.

UTILITIES/COMMUNITY FACILITIES

INTERGOVERNMENTAL COOPERATION

- **Bayfield County**
- **Cable Town Board**

ECONOMIC DEVELOPMENT

RECREATION

Bike Park Update

Commissioner Zuelsdorff reported good success with the fundraiser on September 1st. Scott King turned in a cashier's check for the cash collected or \$3004, and there were \$660 in personal checks. There are still collections to come in for unclaimed bid items. The goal is to raise \$26,000 to \$27,000. Scott has mapped out skills trails and has built structures for the skills course.

Commissioner Merrill asked if stumps from trees removed will be taken out. Commissioner Zuelsdorff answered that some will be taken out and some buried for support. Mark Rasmussen is donating hours for that work. She added that receiving donated treated lumber seconds from Cable Lumber is a huge savings.

Pat _____ asked if the bike park is on town land that is not designated. Property Foreman Bob Lang responded that the trail portion is platted as cemetery. Commissioner Zuelsdorff stated that there will be no concrete or any permanent structure for the skills course.

Chairman Kastrosky agreed to look into the status of the land designation.

Campground Update

Commissioner Zuelsdorff reported that there have been a couple campers. No problems have been reported. She would like to know if there will be money in the budget for the campground next year. A second vault toilet will cost approximately \$4200.

Chairman Kastrosky advised sending a proposed budget to the board to appropriate money for the second vault toilet or open the depot to those restrooms. A locked steel door could be installed to keep people out of the depot kitchen.

Bob Lang suggested making the restrooms unisex and putting a urinal on the other side to meet the required threshold.

LAND USE

Discussion/Possible Action to Approve A Special Use Application for Bob Lang to House 2 Horses on His Residential Property

Chair Kastrosky stated that the concept was previously presented and approved. The formal application has been received.

Bob Lang explained that the application is to house horses on his residential property from November 1st to April 30th. The farm where they are kept does not have good shelter during extreme weather. There is a requirement for a 300-foot setback from all surrounding homes, which limits the location he can build. Therefore, he will use his existing pole barn that meets the setback requirement rather than constructing a new building. He has contacted all his neighbors. No one has objected.

Commissioner Thurn noted the property is zoned R1, which is appropriate for a change to Hobby Farm.

MOTION by Commissioner Thurn, seconded by Commissioner Zuelsdorff to recommend the Town Board approve the Class B Special Use application for a Hobby Farm because it is not incompatible with the land use plan.

Discussion:

Commissioner Thurn noted that the proposal does not impact the watershed with its closeness to the river.

MOTION carried.

Review Short-Term Rental Approval Process

There has been confusion on the part of Sean Stolarzyk, the Inspector for short-term rentals as to what is needed. One application he received had all the county information. Another application had no county information. The town inspection is only for the sewer system, occupancy and emergency access. Some applicants do not follow the checklist because they need only one thing to comply, the new town application, if they have already completed the county process. The reason short-term rental businesses are coming forward is in response to two letters sent by the Cable Area Chamber of Commerce for updating room tax submissions. Commissioner Zuelsdorff agreed to talk to Sean to help him understand the whole process.

NEXT MEETING: October 1, 2019

ADJOURNMENT

Chair Kastrosky declared the meeting adjourned at 6:58 p.m.