

****TOWN OF CABLE PLAN COMMISSION****
MEETING MINUTES
APRIL 7, 2021

1. Call to Order

The regular meeting of the Town of Cable Plan Commission was called to order by Chairman Karl Kastrosky at 5:05 p.m. on April 7, 2021 in the main assembly room of the Cable Community Center. Members Present: Chairman Karl Kastrosky and Commissioners Tony Merrill, Shelly Wilson, Kathy Zuelsdorff; Anthony Erba, Kristine Lendved and Sue Thurn.

2. Chairman Remarks

Chairman Kastrosky stated that the floor will remain open throughout the meeting. In addition he notified members that due to a conflict of interest he will be stepping aside from chairman duties for 3rd and 4th items under Land Use section of this meeting Agenda. Vice-Chair Kristine Lendved will chair the meeting during that time.

3. Approval of Agenda

Commissioner Thurn made a motion to accept the Agenda as presented. This motion was seconded by Commissioner Merrill and carried.

4. Approval of Minutes

Following review, a motion was made by Commissioner Merrill to approve the minutes of the March 2, 2021 regular meeting as presented. Motion was seconded by Commissioner Wilson and carried. In addition Commissioner Thurn moved to approve the minutes from the February 15, 2021 Comp Plan work group meeting which was seconded by Commissioner Zuelsdorff and carried. Commissioner Lendved made motion to approve the minutes from the March 15, 2021 Comp Plan work group meeting which was seconded by Commissioner Wilson and carried.

5. Public Input - Non-Agenda Items

There was no public input.

6. Land Use

6a. Class B Special Use Permit request for property located at 43555 N Hwy 63, Cable, Great Divide Ambulance Service Owner, with Trevor Provost, C&S Design & Engineering, Agent. Application request is for permission to locate a public and municipal building with residential sleeping quarters in a commercially zoned district. Neither Owner representative or agent

were present at this meeting. The understanding of the current status of this project is that it is under construction and the matter has already been heard at the March meeting of the Bayfield County Board. There was frustration expressed by Commission members with Great Divide not respecting the process in that the Permit request for this project has come to the Plan Commission for review after the fact and there was no one available at the meeting to answer questions regarding the project. There was a question as to how many sleeping quarters are planned for the building and Commissioner Merrill stated that he understood there would be approximately 4 bedrooms in the building. Since the building is municipal they will not be adding to the tax base for the town. However Commissioner Zuelsdorff noted that she understood that Great Divide plans to sell the building they are currently housed in which would hopefully convert to a private residence and therefore contribute to the tax base in that way.

Following discussion, Commissioner Thurn made a motion to recommend approval of the Special Use Class B Permit for the Great Divide Ambulance Service to locate their public and municipal building with approximately 4 sleeping quarters in a commercial zoning district. The project meets the Comprehensive Plan given that it is in Section 18 which is a mix of commercial and residential buildings and provides an important service within the sanitary district. The motion was seconded by Commissioner Lendved and carried.

6b. Class B Special Use Permit request for property located at 13355 Co Hwy M, Cable, Vanderploeg Properties Inc Owner with Mike Furtak, Agent. Amy and Stuart Byrd were present along with Agent Mike Furtak to represent the Owner. This request is to convert the second story of an existing commercial building for use as a two bedroom, one bath short-term residential rental in a commercial zoning district. There are three buildings on this lot that fall under a condo ownership situation, however the permit only involves the building previously known as The Gallery. Customer and rental parking will be “on street” and Commissioner Merrill pointed out that this will most likely create a problem with plowing over the winter and advised owners to consider alternative parking. A second exit will be added as required for the upper rental space. The building is on city sewer and it was noted that the new occupancy situation may increase sanitary district fees. On a historical note, Commissioner Lendved shared that President John F. Kennedy had lunch in this building back when it was operated as the Dutch Kitchen restaurant.

Following discussion Commissioner Zuelsdorff made a motion to recommend approval to the Town Board for the Vanderploeg Properties,

Inc Class B Special Use Permit to use the second story of an existing commercial building as a short term rental. The building is located in a mixed-use section of the town and is compatible with our land use plan. The motion was seconded by Commissioner Thurn and carried unopposed.

Due to a conflict of interest with the next two agenda items, Chairman Kastrosky recused himself and asked Vice Chair Kristine Lendved to lead the meeting.

6c. Class A Special Use Permit request for property located at 45263 E Cable Lake Rd., Cable, Jamie Klima, Owner with Karl Kastrosky as Agent. This project involves a request for a shoreline grading permit in order to relocate a small portion of an existing private easement road to allow the existing residence to meet the required roadway setback. Karl Kastrosky was present to represent the Owner. Property is located on Wiley Lake. A permit is required when more than 1,000 ft of soil is disturbed within 300 ft of a lake. There is also a 40 ft setback requirement from a building to the center of the road. Therefore in order to add an addition to home, owner is requesting permission to move the road so that setback can be met. The change in road location would all take place on owner's property and adjacent property owner has no issues with project. The new driveway will be conformed to the Town's driveway ordinance. Review and approval of this permit is at the Town level and does not require Bayfield County review.

Following discussion, Commissioner Erba made a motion to recommend approval to the Town Board for this Class A Special Use permit for shoreline grading that would allow relocating the existing private easement driveway, resulting in a new driveway that would be a 14' wide gravel surface. The permit request is not contrary to any guidance of the Comprehensive Land Use Plan. This motion was seconded by Commissioner Wilson and carried.

6d. Class A Special Use Permit request for property located at 15320 Co Hwy M, Cable, William T. Vedeges, Owner with Cyndi Kastrosky as Agent. This permit request is to allow a residential occupancy in a commercial zoning district. Cyndi Kastrosky was present to represent owner. This property was zoned commercial in the 1970's to accommodate a model home and business of sales and marketing Earth Underground homes. Since there has now been a discontinuance of commercial use, the potential buyer would like to renovate the structure and utilize it as a residence only.

Following discussion, Commissioner Zuelsdorff made a motion to allow a residence to be located in a commercial zoning district at 15320 Co Hwy M since the property is no longer used for commercial purposes and a residence in that

location is compatible with the Comprehensive Plan as it is a forested residential area. Commissioner Thurn seconded the motion and it carried.

At this point, Karl Kastrosky resumed chairman duties for the meeting.

6e. Review of Mt. Telemark Partners LLC proposed future development plans. Chairman Kastrosky provided large scale maps for reference during this discussion. Commissioners worked jointly on reviewing the zoning, ownership and land use aspects of the Telemark property with the ultimate goal of combining the three areas on one plan. Commissioner Wilson will add the future land uses to the map in preparation for next meeting. It is noted that the Birkebeiner organization is hosting a public listening session which will take place at the Birkie start line in the Great Hall at 6 pm on Thursday, April 8.

Following this discussion Vice Chair Lendved assumed the Chairperson duties in order to allow Chairman Kastrosky to attend another prescheduled meeting at different location.

7. Cable Tomorrow/Comprehensive Plan Updates and Projects

- **Comp Plan Work Group update** - Members were provided with an updated Strength and Weaknesses document (2/26/21) from Commissioner Erba which represents a summary of the Plan Review Work Group efforts to date. Categories for Opportunities and Potential Actions have been recently added. Commissioner Erba explained that the group is ready to go forward with the document to the next step, whatever that may be. Following discussion it was the consensus to use this revised document to re-craft the Plan goals statements, but to await direction from the newly elected Town board.

8. Other Issues

- **Member comments** - There were no member comments.

9. Next Meeting

- The next regular meeting of the Town of Cable Plan Commission is scheduled for Tuesday May 4, 2021 at 5:30 p.m. at the Cable Community Center.

10. Adjournment

- Vice Chairperson Lendved adjourned the meeting at 6:50 p.m.

_____/s/_____
Jeannie Dixon, Secretary

Approved: May 4, 2021