

**TOWN OF CABLE PLAN COMMISSION  
TUESDAY, JULY 5, 2023 – 5:30 P.M.  
CABLE COMMUNITY CENTRE**

**MINUTES**

**Call to Order**

Chairman Tony Erba called the meeting to order at 5:42 p.m.

**Attendance:**

Chairman Tony Erba; Commissioners Kristine Lendved, Tony Merrill, David Popelka, Sue Thurn; Secretary Deanne Allen

Commissioner Shelly Wilson was absent.

**Public:** Sue Rosa

**Chairman's Remarks**

Chairman Erba expressed his excitement about the public presentation regarding the proposed Comprehensive Land Use Plan for Cable. It is a good opportunity for to understand what is being done this summer.

**Approval of Minutes – June 22, 2023**

It was noted that two versions of Issues/Opportunities were attached to the minutes.

***Motion by Commissioner Lendved, seconded by Commissioner Merrill to approve the June 22, 2023 meeting minutes as presented.  
Motion carried 5-0.***

**Town Board Update**

Commissioner Popelka reported:

- The Lions event application for their July 4 event was approved.
- A public meeting was held regarding the school property on June 28

Commissioner Merrill noted that a straw poll was taken of the 87 people who signed in for the meeting. The vote was split about half between keeping the property green space and developing it with mixed use/housing.

Commissioner Thurn stated that the meeting was just to present ideas. There was no real consensus.

**Sue Rosa** commented that information was not given on what land is available and what is tied up with options. Knowing the site boundaries would have been helpful to make comments appropriate to the site.

The Parkers still have an option on the two lots on either side of the lot owned by the town, but they are not obligated to buy them. The lot free of trees is the lot owned by the town.

Chairman Erba supported Mr. Endersbe's suggestion to set up a work group to learn all the details and answers about the property and clarify the plats. It could be a project for Cable Tomorrow. He noted the draft downtown design plan done by John Hand that shows the school site as green space. That may be a place to start. There is no need to rush.

### **Continuation of David Finnigan Short-Term Rental Application**

Secretary Allen explained that the town has not yet received the completed application so it should be continued until it is complete.

*Motion by Commissioner Thurn, seconded by Commissioner Popelka to continue the next meeting after Short-Term Rental Application for David Finniganis complete.  
Motion carried 5-0.*

### **Discussion/Final Action on Public Meeting Checklist**

The Commission reviewed the public meeting checklist and added last minute items.

Commissioner Lendved stated that the meeting notice is not clear in regard to the 30-day review period. The draft plan will not be available at the public meeting. Language was amended and Secretary Allen will post an amended notice.

### **Set Date for Beginning 30-Day Review**

Chairman Erba stated that the draft plan will be available the week of July 17, 2023. He suggested the 30-day public review period begin July 19, 2023, and run through August 17, 2023. Secretary Allen will post the 30-day review notice. The draft comp plan will be posted on the website, and a hard copy will be available at the Forest Lodge Library and Town Office.

### **Public Meeting Presentation Preview**

Chairman Erba showed slides that outlined the presentation he plans to give at the public meeting on July 11, 2023. The topics include:

- Introduction of the team(s) involved in the revision
- Overview of the revision approach
- Address known issues/concerns with current Comprehensive Plan
- How to be involved in reviewing the draft Comp Plan
- Virtual tour of the revised Comp Plan
- What happens after the 30-day public review period
- Answer questions

There will be a handout that shows requirements of the Comp Plan with a list of different chapters to give residents an idea of what to expect.

### **Open Forum on Proposed Draft Comp Plan**

Sue Rosa asked if the revised Comp Plan addresses the following:

- Art and culture – the park is isolated and she would like to see a band shell and gathering space in town
- Health care
- Community building

Chairman Erba responded that those issues will be addressed at a later time.

Commissioner Thurn suggested handing out a 3 x 5 comment card for people to write down concerns if they prefer not to speak. The cards will not only give feedback but provide contact information for interested residents.

Chairman Erba said he would send an email about the July 11 public meeting to the list of those who attended in November 2022.

### **Commissioner Comments**

Commissioner Popelka reported that the county zoning meeting this month will be considering a proposal to remove minimum space requirements for existing lot sizes. This means that lots of record would not have to meet a specific size to build. This is a result of the many zoning permits that have been denied due to substandard lot sizes. The county will automatically give a building permit to any lot in the sanitary district.

Commissioner Popelka stated that the town board has received an inquiry about requirements for Dollar General to build in Cable. They submitted a map with a mile circle around the intersection of Highway 63 and County Road M, asking where they can build.

Chairman Erba noted that Dollar General seeks to build stores every 15 miles. The downside is that it changes the character of the community dramatically.

### **Adjournment**

Chairman Erba declared the meeting adjourned at 7:26 p.m.