

****TOWN OF CABLE PLAN COMMISSION****
MEETING MINUTES
MAY 4, 2021

1. Call to Order

The regular meeting of the Town of Cable Plan Commission was called to order by Chairman Karl Kastrosky at 5:30 p.m. on May 4, 2021 in the main assembly room of the Cable Community Center. **Present:** Chairman Karl Kastrosky, Commissioners Tony Merrill, Shelly Wilson, Kathy Zuelsdorff; Anthony Erba, Kristine Lendved, Sue Thurn and members of the public.

2. Chairman Remarks

Chairman Kastrosky announced that he will be stepping down as interim chairperson which was effective April 30, 2021. He shared that he enjoyed bringing the current group of commissioners together as a team, appreciated all the effort that they have put forth and really enjoyed working together. A new chairperson will be appointed by newly elected Town Chairman Malcolm Haag.

3. Approval of Agenda

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

4. Approval of Minutes

Following review, a motion was made by Commissioner Wilson to approve the minutes of the April 7, 2021 regular meeting as presented. Motion was seconded by Commissioner Zuelsdorff and carried.

5. Public Input - Non-Agenda Items

Sue Thurn took a moment to thank Karl Kastrosky for his dedicated service to the Plan Commission and the Town of Cable and stated that his expertise and leadership will be missed.

6. Land Use

6a. Conditional Use Permit request for property located at 13380 Spruce St., Cable, Robert & Corinne Rasmussen Trust, Owner - The original permit request for this property came before the Commission at the March 2, 2021 meeting and a motion was passed at that meeting to recommend approval to the Town Board. However, since that time the owner has taken steps to redefine the parcel legal descriptions. The deed to the property did not match the physical location of the building on the parcel and therefore corrected documentation has been filed with Bayfield County. As a result of this process an Environmental Impact statement/analysis was requested. Following discussion it was agreed by consensus that there

are no environmental impact concerns on the subject property and there is no need for an environmental impact analysis at this time. If it is determined that an EI statement is needed because of some future change on the property, it can be requested at that time.

Since the Conditional Use permit before the Commission at this meeting contains updated information, the following motion replaces the motion made and approved at the March 2, 2021 meeting: **Commissioner Thurn made a motion to recommend to the Town Board to grant approval of the revised Conditional Use Permit to convert the building located at 13380 Spruce St. to 4 units of any combination of professional or residential occupancy. It is also recommended that the requirement for an environmental impact statement be waived given that there is no history of environmental concern at this location. The proposal meets the Comprehensive Plan by providing residential housing opportunities, supports our local business economy, has appropriate parking space and is on the sanitary sewer district. Motion was seconded by Commissioner Wilson and carried unopposed.**

6b. Review of Mt. Telemark Partners LLC proposed future development plans. Commissioners and members of the public present jointly reviewed and discussed the revised zoning, ownership and land use maps of the Telemark property provided by Chairman Kastrosky and the single map provided by Commissioner Wilson which combines zoning, ownership and future land use areas on one map. The original zoning districts were established for the town around 1977 at the request of Bayfield County. When the Comprehensive Land Use Plan was created there were public hearings to reconsider the zoning and to generate future land use designations. Following this session Chairman Kastrosky summarized by stating that we want to be prepared to process potential development projects of the Mt, Telemark Partners properties and for starters need the following: clearer maps, legends created for zoning districts and also future land use, and continue fact-finding and identifying the allowable uses of the land.

7. Cable Tomorrow/Comprehensive Plan Updates and Projects

- **Comp Plan Amendment Revisions Recap** - Chairman Kastrosky stated that good groundwork has been laid for the Comp Plan revision process and encouraged members to continue towards the goal of revising, getting approval through the public hearing process and re-publishing the Plan as required by the State of Wisconsin. With regard to the Jan 27, 2021 document which summarizes the status of the various proposed amendments, Kastrosky advised rather than piecemeal recommendations to the Town Board, the Plan Commission should get all the revised language approved at the same time.

8. Other Issues

- **Town Board Election Results Outcome** - As Vice-Chair, Kristine Lendved will stand in on an interim basis to chair Plan Commission meetings until a new chairperson is appointed by Town Chairman Malcolm Haag.

9. Next Meeting

- The next regular meeting of the Town of Cable Plan Commission is scheduled for Tuesday June 1, 2021 at 5:30 p.m. at the Cable Community Center.

10. Adjournment

- Chairman Kastrosky adjourned the meeting at 6:50 p.m.

_____/s/_____
Jeannie Dixon, Secretary

Approved: June 1, 2021