

DRAFTTOWN OF CABLE PLAN COMMISSION**DRAFT**
MEETING MINUTES
SEPTEMBER 15, 2022

1. **Call to Order** - The regular meeting of the Town of Cable Plan Commission was called to order by Chairman Tony Erba at 5:25 p.m. on Thursday, September 15 2022 at the Cable Community Center. Present: Chairman Tony Erba, Commissioners Kristine Lendved and Tony Merrill and members of the public. Commissioners Thurn and Popelka joined the meeting later at 6:15 and 6:36 p.m. respectively. Excused: Commissioner Shelly Wilson.
2. **Chairman Remarks** - Chairman Erba explained that Commissioner Thurn was attending the Airport Commission meeting and Commissioner Popelka was attending the Bayfield County Zoning Committee meeting and both would join the meeting later. Commissioner Wilson is excused due to commitment with duties for the Chequamegon 40 Mountain Bike race.
3. **Town Board Update** - Commissioner Merrill noted the following Plan Commission-related items of business from the August Town Board meeting:
 - A request was made by Jim Brakken for a wake protection ordinance for Cable Lake. The Board recommended that this matter be addressed at a future Board meeting when representatives from all area lakes could be present.
 - Approved special event applications for both the National Bike Association and Chequamegon 40 Mountain Bike races.
 - As a result of the Northwoods Preschool being disbanded, the Board agreed to allow a two-year waiting period for the school's assets to be turned over to the Town.
 - The removal of the berm at the Community Garden (Perry Lake Road) was accomplished.
 - Approved the tear down of the old fire hall and village garage.
 - Agreed that there should be no engine braking on Hwy 63 entering Cable, with the ordinance to be written and acted upon at the next board meeting.
 - There is a proposal being considered for the County to take over the administration of Short-term Rental permits, which will be on the next month's board meeting agenda.
 - At a recent work meeting, the Board discussed the layout of the playground equipment and new sidewalks at the Town Park.
 - The 2022 Cable Fall Fest event application was approved.

- The Public Participation Plan related to the Comp Plan revision process was approved.

4. Approval of Agenda - Commissioner Merrill made a motion to approve the agenda as presented. The motion was seconded by Commissioner Lendved and carried.

5. Approval of Minutes - Secretary Dixon pointed out two minor corrections made, which were noted by Commissioner Popelka on page 1 and page 3 of the minutes. The corrections were made and included in the draft minutes provided for review at the meeting. A motion was then made by Commissioner Lendved to approve the minutes as present. The motion was seconded by Commissioner Merrill and carried.

6. Public Input - Non-Agenda Items - There was no public input on non-agenda items.

7. Cable Tomorrow - Connect Communities Update

Mick Endersbe was present as spokesman representing the Committee. With the end of the year coming up and potential changes in staffing, the committee wanted to clarify where they have been, where they feel they are now, and where they are headed. A summary document, which included the group's mission, structure and values, along with a listing of recent projects, was provided and has been received into the record of this meeting.

Mr. Endersbe explained that Connect Communities is basically a "downtown revitalization program", which falls under the Wisconsin Economic Development's "Main Street" program. The group was formerly referred to as "Cable Tomorrow", but the Committee recognizes it is time to update their name. "Connect Communities" does not reflect who they are and what the committee is doing for the community.

The plan for 2023 is to review the dynamics of the group, get new people on board, and review and document all the current projects for status. Also, they would like to clarify the matter of who the committee reports to as they conduct business as subject to the Plan Commission and the Town Board.

Discussion ensued concerning a new name for the group. "Cable Today and Tomorrow" and "Cable Today" were suggested.

Chairman Erba affirmed the value of the Connect Communities' work as they have "the pulse of the community", and the Plan Commission will rely on this attribute as the Comp Plan is revised in order to make the Plan more "Cable Centric". The Committee will be a great asset in setting priorities in the Plan and help with steps to make those priorities happen. The relationship with the Plan Commission is vital. Going forward, the Plan Commission Agenda will have a separate line item dedicated to the Committee, rather than it being grouped together with the Comprehensive Plan agenda line item.

Mr. Endersbe asked if fundraising would be acceptable in conjunction with the Town budget requests. The consensus was that there are several options to budget requests, which would include private funding. For example, projects might be (a) approved without funding, (b) approved with funding, or (c) approved with conditions, such as private fundraising supplementing Town funding.

It is requested by the Committee that the relationship with the Plan Commission and the Town Board be codified so that decisions made and projects approved would carry through with changes in administration. This type of discipline and formality would help both operations work more efficiently.

Chairman Erba asked if there was anything the Plan Commission should act on from the Committee's summary document that was presented. Mr. Endersbe suggested that there is no action required now, but that they would come forward with their 2023 plan along with a suggested working agreement. A draft of this document will be sent to Chairman Erba via Commissioner Thurn.

Elizabeth Holland noted the importance of communication between the Chamber of Commerce, the Plan Commission, and the Committee. This suggestion was agreed to by the Commission and Committee members present, acknowledging that this is a very important relationship going forward.

At this point in the meeting, Chairman Erba suggested a change in the Agenda in order to expedite the review of the two permit applications presented to the Commission. This was done for the benefit of the Owners and Owner Agents (aka, permit applicants) who were present and waiting for the permits to be addressed.

8. Conditional Use Permit Application, 42785 USH 63, Cable, Ludzack Properties LLC Owner, Karl Kastrosky Agent

Owner Don Ludzack and Karl Kastrosky (Agent) were present at this meeting. The project involves converting the former Firefly Studio mixed use building into a 4-unit apartment building. The existing building contains one apartment space on the second floor, with retail space on the first floor. The building is located in a commercially zoned area. However, a four-unit apartment building in a commercial zone area is allowable, so no zoning change is required to complete this project. The building is not located in the Sanitary District - it has its own septic system. The county sanitary code will require the septic system to be enlarged to serve the 4 living units.

The county's open space requirements and the size of the Firefly lot previously prohibited a 2021 remodel proposal of this building to more than two apartments. However, in July 2022, the county ordinance was amended to relax requesting waivers. The considered permit application package included a waiver request to the open space requirements in the County ordinance.

Mr. Kastrosky, who was present at the Bayfield County Zoning meeting held earlier in the day, reported that the County considered the Ludzack application and

made a ruling that they would approve the permit request contingent on the Town of Cable approval and the upgrade of the septic system to serve 4 units.

Following further discussion, Chairman Erba made a motion to recommend to the Town Board that the Ludzack Properties LLC conditional use permit request for the property located at 42785 USH 63 be approved. The building has historical use as residential occupancy and meets the goals and objectives of the Housing Section of the Cable Comprehensive Land Use Plan. This motion was seconded by Commissioner Lendved and was unanimously approved.

9. Class A Special Use Permit Application for short-term Rental, 43690 Kavanaugh Rd, Cable, Katherine Harrington Owner, Karl Kastrosky Agent

Karl Kastrosky (Agent) was present at this meeting. The intent of the Owner is to use the existing residence personally and to also use it as a short-term rental. The building is in the town's sanitary district, has a maximum occupancy of six people, and will be managed by North Country Vacation Rentals.

Commissioner Popelka had a concern about driveway safety at this site with trees blocking the view of Kavanaugh Road. Agent Kastrosky stated that the Owner would be willing to do whatever is required to bring the driveway into compliance. This concern will be addressed during the Town's required driveway inspection of the site.

A motion was made by Commissioner Lendved to recommend to the Town Board that the Katherine Harrington Class A Special Use permit for short-term rental occupancy located at 43690 Kavanaugh Road be approved. The project meets the Town of Cable Comprehensive Land Use Plan goals for tourism and housing. This motion was seconded by Commissioner Thurn and was unanimously approved.

During the consideration of this permit there was discussion, initiated by Commissioner Popelka, regarding the County's potential revision to the short-term rental permitting process since the current Class A Special Use permit application no longer meets state regulations for the short-term rental occupancy. This matter will be reviewed by the County Zoning Committee again next month and will be sent to towns for their opinion before it goes to a county-wide public meeting. This potential action will not prohibit towns from having their own ordinance governing short-term rentals.

10. Comprehensive Plan Update

Chairman Erba noted that the Public Participation Plan related to the Comp Plan revision process was approved by the Town Board. He also shared that over the next few months he will be reviewing all the documents from work done on the revision to this point and organize them for the Commission's use.

He invited discussion regarding scheduling and content of a public forum. The forum is intended to give the public a sense of the status of the project, provide a timeline of what is expected, and explain the NWRPC involvement. Input will be sought from the public in order to create a comprehensive plan that is representative of the Cable community.

There is a concern about getting citizens to show up at a public forum. In order to provide plenty of opportunity for residents to get involved, the following suggestions were made:

- Send a letter to all taxpaying residents, inviting them to participate.
- A letter could be sent along with the next real estate tax bill.
- Follow up with a survey similar to the survey sent out on the Town Park.
- Send a letter to long-term rental residents.
- Use churches, Lions Club, and other organizations to get the word out.
- Perhaps it could be a function of the “Cable Today” committee to assist with “getting the word out”.

For a prospective time frame, it was suggested that the public forum take place in November between the November 8 election and opening day of the rifle hunting season. In addition, a work meeting scheduled prior to the October 4 regular meeting would be helpful. Specifics for a public forum would then be confirmed at the Commission’s October meeting.

Suzanne Rooney noted that she has an Excel spreadsheet document that provides a prioritized list from earlier public input meetings and will send that to Chairman Erba via Commissioner Thurn.

11. Member Comments - There were no additional comments from Commission members.

12. Next Meeting - Tuesday, October 4, 2022, 5:30 p.m., Cable Community Center; in addition, a Work meeting will be scheduled prior to the next regularly scheduled Commission meeting.

13. Adjournment - Chairman Erba adjourned the meeting at 7:17 p.m.

Minutes respectively submitted by:

Jeannie Dixon

Approved: _____