

DRAFT*TOWN OF CABLE PLAN COMMISSION***DRAFT**
MEETING MINUTES
APRIL 6, 2022

1. Call to Order

The regular meeting of the Town of Cable Plan Commission was called to order by Chairman Tony Erba at 5:30 p.m. on Wednesday, April 6, 2022 in the main assembly room of the Cable Community Center. **Present:** Chairman Tony Erba, Commissioners Kristine Lendved, Tony Merrill, David Popelka, Sue Thurn and Shelly Wilson and members of the public.

2. Chairman Remarks - Chairman Erba noted that the election results from the April 5, 2022 election included the reelection of Dean Hambrecht and Kyle Weber to the Town Board. Congrats to both were offered, noting that Kyle Weber was present at this meeting.

3. Town Board Update - Commissioner Popelka mentioned that the Board will need input from the Plan Commission regarding the recent Recreational Park Survey and the draft of the Events Checklist. Both of these items appear on this meeting's agenda.

4. Approval of Agenda - There being no changes, Commission Thurn made a motion to approve the agenda as presented. This motion was seconded by Commissioner Merrill and carried.

5. Approval of Minutes - As noted by Chairman Erba, the March meeting of the Plan Commission had been canceled, therefore the February meeting minutes were presented for review. There being no corrections, a motion was made by Commissioner Wilson to approve the minutes from the February 1, 2022 regular meeting. Motion was seconded by Commissioner Lendved and carried.

6. Public Input - Non-Agenda Items - There was no public input.

7. Land Use

- **Class A Special Use Permit Request for Short Term Rental of property located at 14625 Resort Rd, Condo Unit #2, Cable, Jan D. Taher and Shawn D. Taher, Owners, Mike Furtak, Agent** - Mike Furtak was present at the meeting to represent the Owners. He referenced the previous short term rental approval last fall for condo unit #3 at the same

location and noted that there have been no issues since the approval of that unit. Mike Best, Recreational Rental Properties, will manage the rentals. The septic system and well that serve the property are code compliant. The building does not sit on lake frontage. The surrounding buildings are all resorts and other condos. Following discussion, **Commissioner Popelka made a motion to recommend approval to the Town Board to allow a short term rental at the property located at 14625 Resort Rd, Unit #2, contingent on proper applications completed and permits issued by the Town of Cable and Bayfield County for short term rental requirements. Being recreational in use, this recommendation fits the land use plan by encouraging tourism and residential use of property. Commissioner Thurn seconded the motion and it carried.**

- **Revisit Class A Special Use Permit approved in April 2021 for shoreline grading at 45263 E Cable Lake Rd, Cable, Jamie Klima, Owner** - As a neighboring property owner, James West was present to voice concerns regarding this project. The background for this matter is that in April of 2021 a Class A Special Use permit was approved by the Town of Cable and issued to Jamie Klima for his property at the address noted above. The permit application proposed "...to relocate a small portion of an existing private easement road to allow the existing residence to meet the required roadway setback..." As presented to the Plan Commission at the April 7, 2021 meeting and as recorded in the minutes from that meeting, Mr. Klima, via his agent stated that "...The change in road location would all take place on owner's property and adjacent property owner has no issues with the project."

In an e-mail to Chairman Erba and as otherwise stated at this meeting, adjoining property owner James West states that "...I absolutely do not approve of the change. It would negatively affect my property value by bringing easement traffic closer to our cabin. In addition, the change is not limited to the owner's property as was stated but requires changes on my property as shown on the attached survey...". Supporting documents were provided to the Plan Commission by Mr. West indicating that the surveyed realignment does cross onto his property, contrary to the Commission's understanding. The Wests were not informed last year of the requested change to the shared easement road, but rather inadvertently found out about the project in late March

2022 via the Bayfield County website. In addition to bringing the easement road closer to their cabin, West stated that the relocation would affect a row of 25-year old pine trees which stand in line with where the change to the road is planned. This would require cutting those trees down, greatly affecting their privacy and separation from neighboring properties. The easement road is also used by a third property owner located to the south of the Klima property.

The Wests are looking for a remedy from the Plan Commission as they feel the Commission did not hear all the facts at the time of the application approval. After discussing the issue with Bayfield County, the Wests were informed that Bayfield County is unsure of the process to undo a previous approval and suggested they bring the matter to the Town of Cable.

During discussion of the matter and review of the certified survey map provided by Mr. West, Commissioner Popelka pointed out that moving the easement road closer to the West property also creates a substandard setback from the center of the road to the SE corner of the West cabin.

After further discussion, Chairman Erba suggested that this matter be re-addressed at the Town Board level in order to determine if the decision to approve the permit was appropriate or warrants action by the Town Board. Therefore, **the Chairman made a motion to recommend to the Town Board that they temporarily suspend the execution of the Special Use Permit issued to Jamie Klima in light of the new information presented by James West. This recommendation is based on the fact that the designed relocation of the easement road is not constrained only to the Klima property and would impact the adjacent property to the north; this is contrary to the presentation to the Plan Commission in April of 2021. This factor warrants further review of the Town Board's approval of the permit. The motion was seconded by Commissioner Lendved and carried unopposed.**

8. Housing

- **Potential Housing-related Public Forum** - Following the presentation to Cable residents and Town officials in early March by Kelly Peterson,

Bayfield County Extension Education Coordinator, she has offered to participate in the housing forum (open to the public) which has been proposed for Cable. Chamber Director Heather Ludzack has offered to moderate the forum. At this point, the forum has not yet been scheduled, but Commissioner Popelka emphasized the importance of Plan Commission involvement in the planning and attendance at the forum.

- Additionally, Popelka noted that the Chequamegon Bay Area Housing pilot study has begun, with two full days of meetings already taking place with Wisconsin Housing & Economic Development Authority (WHEDA). The public input sessions will be in the form of a survey distributed at the end of May and then a public input meeting at the end of August or September. Popelka advises that it would be best that the above-mentioned housing forum get scheduled prior to the WHEDA public meetings; the two cannot be mixed since they address different topics.

9. Economic Development

- **USDA Rural Development Grant for Renewable Energy** - Alison Slavick of the American Birkebeiner Ski Foundation reached out to Chairman Erba to see if the Plan Commission and/or the Town of Cable was aware of this grant and the possibility of partnering with the ABSF specifically related to the Telemark site. As it turns out, further information has shown that it would be very hard for our community to meet the requirements and therefore that grant is not going to be pursued. However, looking to the future, the concept of partnering with the ABSF is still relevant for economic development.

10. Recreation

- **Events Checklist Update** - Commissioner Wilson gave a report back on this topic including conversations she has had with most of the race directors in the area and with the Chamber. She also provided several documents to review which included a list of the 2022 scheduled area events, the latest revision to the Special Event Worksheet and a summary of questions that came up during conversations with the directors. As a test run, Wilson asked Jim Anderson to fill out the draft Event Checklist form for the Goats for Grandmas event taking place later in April. The test went well with little or no problems.

An informative discussion period followed. Town Board Supervisor Kyle Weber, who was present at the meeting, took part in the discussion, which included various topics such as:

- The definition of an “Event”
- Ambulance stand-by for events
- Possibility of charging fees for Town services
- Base fees on numbers of participants
- Requiring certificates of insurance
- Request a sample of the event participant packet, specifically regarding a map of the course for the event
- Add an administrative fee to account for processing of the event checklist by Town Office personnel
- Add public restroom cleaning fee for events that use the Town parking lot for event staging
- Suggest using “Town of Cable” as a sponsor on race documents and t-shirts.

Following the discussion, Chairman Erba proposed to transmit the work-in-progress draft as an update to the Town Board for their April meeting. Since the Events Checklist is still in the beta testing phase, the Commission will not make a recommendation to the Town Board at this time.

- **Town Park Recreation Survey** - The Town recently released a survey related to usage of the Town Park. Commissioner Popelka distributed some statistics and participant comments received to date - 119 responses have been received so far. The survey, which is online, has been open for two weeks and will be closed on April 17. Chairman Erba asked the Commission members to complete a content analysis on the survey in preparation for next month’s meeting to:
 - Identify no more than 3 items as prominent topics submitted for the following survey questions...
 - What important things are missing?
 - What are the biggest concerns that townspeople have?

11. Members Comments

- **Commission Members Expiring Terms** - Two Commissioners have their terms expiring this month: Susan Thurn and Kristine Lendved. Chairman Erba asked both if they would be willing to serve another term of three years, to which each responded positively. Jeannie Dixon will report the recommendation to the Town Clerk so that the appointments can be confirmed at the next Town Board meeting.

12. Next Meeting - May 3, 2022

11. Adjournment - Chairman Erba adjourned the meeting at 8:23 p.m.

Minutes respectfully submitted,

Jeannie Dixon, Secretary

Approved: _____