

**TOWN OF CABLE PLAN COMMISSION MEETING
TUESDAY, DECEMBER 6, 2022 - 5:30 P.M.
CABLE COMMUNITY CENTRE**

MINUTES

Call to Order

Chairman Erba called the meeting to order at 5:31 p.m.

Attendance: Chairman Tony Erba; Commissioners Kristine Lendved, Tony Merrill, David Popelka, Sue Thurn and Shelly Wilson.

Chairman Remarks:

Chairman Erba noted that Approval of Agenda has been removed as an item on the agenda because once the agenda is posted, it is approved according to the Open Meetings Law. An item of new business brought to the meeting will not be considered at that meeting.

Approval of Minutes - November 1, 2022 and November 7, 2022

Motion by Commissioner Popelka, seconded by Commissioner Thurn to approve the November 1, 2022, and November 7, 2022 meeting minutes as presented.

Motion carried.

Chairman Erma stated that with the writing of minutes, an index of Plan Commission motions will be created. The index will show the date a motion was made and approved. This will help decisions to be easily found and will be good for review of implementation and the annual report.

Town Board Update

Supervisor Merrill reported the following:

- The Birkie requested fees be exempt on their applications. The board approved all applications and exemptions except one application requires a fee.
- A railing from the Community Centre down the hill to the parking lot was approved.
- A resolution vacating Evergreen Court was approved.
- The Board agreed with Bayfield County's request to open all county roads to ATV use. Currently, only sections are open and it is very confusing.
- A resolution was adopted to approve the town budget.
- A resolution was adopted to send to the legislature to fix the broken system of local funding.
- Ordinance 10b-93 regarding the Constable was rescinded.

Supervisor Popelka stated that the WEDC grant for the school demolition is now at the underwriting stage.

Public Comments on Non-Agenda Items

Commissioner Thurn reported that the Airport Commission held a public hearing on its petition for funding to the BOA and FAA. This is a formality for projects for the next five years. Hangar owners and nearby property owners attended.

Conditional Use Permit - Start Line Inn

Elizabeth Holland, Owner of Start Line Inn, stated that all application documentation has been submitted to Bayfield County for the Conditional Use Permit. No buildings will be added so there will be no disturbance of the landscape. The bike shop is one building. Expanding usage of a 400 square foot storage shed is requested so customers can see cross country ski products. Nothing will change except access to that space. All transactions are brought to the Start Line Services Shop to be rung up as a sale.

It was their understanding that two short term rental units were approved years ago, but the second unit is not on record. A health inspection was conducted in November and both units were approved. One unit of 700 square feet is above the garage and a second unit of 700 square feet is above the ski shop. No cooking is allowed. Both spaces are fully plumbed and heated. The water has been tested and meets quality standards. The septic system was previously approved, and those records are on file with Bayfield County.

Mike Choates, Owner stated that they did not realize the second short term rental was not approved. This application is to correct that and be fully compliant. Holland added that both units are also fully compliant with the Town of Cable Short Term Rental Ordinance.

Commissioner Popelka questioned approving a multi-use and multi-unit rental on the property. Holland answered that the property is zoned RRB, which allows these uses. There are no plans to have any more than two short term rental units.

Commissioner Thurn asked if an Environmental Impact Assessment (EIA) is needed. Holland answered that a waiver is requested because there is no disturbance of land.

Motion by Commissioner Thurn, seconded by Commissioner Lendved to recommend the Town of Cable approve the Conditional Use Permit for multiple unit development for short term rental, bike/ski sales and repair at Start Line Inn, LLC, based on its zoning district of RRB and the previously approved mixed use; this application is in compliance with the Comp Plan Economic Development section that encourages home based businesses, and it fits the town's goal of enhancing existing businesses.

Motion carried.

Class A Special Use Permit - Anthony Signorelli

This application was tabled at the last meeting due to lack of information. The revised application includes:

- Identification of self as agent
- Setbacks are included
- More accurate maps are included

The driveway serves three residences. Although the width does not meet the town ordinance requirement of 66 feet, it is wide enough for emergency vehicle access. The Fire Chief has no issue with access.

Commissioner Merrill stated that the town's driveway ordinance needs to be reviewed, as this is not the first time a driveway is not in compliance.

It was determined by the Commission that all missing information has been provided. It was noted that one issue is information from the county on short term rentals for town enforcement of the town short term rental ordinance.

Motion by Commissioner Popelka, seconded by Commissioner Thurn to recommend approval of the Special Use Permit for short term rental at Lake Owen Cabin LLC, 14530 Resort Road, Unit 1, as all conditions are met for the town's short term rental ordinance and Bayfield County Health Department. This application meets the town's goal for housing opportunities.

Motion carried

Cable Today

Commissioner Thurn reported the following:

- Pleased that the requested budget was approved
- The historical business recognition plaques are in process. Older buildings will be done first. Chamber Director Heather Ludzack has offered to help sponsor the project.
- Details of Welcome to Cable signs are still being considered.
- SAS and Associates has offered to work as a potential grant writer and will write the first grant at no charge.

Strengths/Weaknesses - Comp Plan Update

Chairman Erba reported that he submitted his summary of the comments received at the November 10, 2022 meeting to Suzanne Rooney and a landscape architect. He did not see any comments that jumped out at him. Comments about the appearance of Cable when turning off Highway 63 onto County Road M being less than ideal is one he has not heard before. The Portage, gas station and Rondeau's are not appealing. A lot of conversations focused on housing. People want to move and work here and hire workers who want to live here, but there is no housing.

Commissioner Thurn stated she will take the document to the middle school classes at Drummond School for their input. Chairman Erba emphasized that this is draft and will be treated as a growing document. He does not see a need to revisit strengths/weaknesses with the public moving forward.

Chairman Erba met with Commissioner Lendved on how to move forward with the rewrite of the Comp Plan language. There are several approaches that can be taken:

- Each Commissioner takes a portion of the plan to rewrite.
- Chairman Erba does most of the rewriting and then uses the Plan Commission and Cable Today to review it.

It will be important to have a coherent document of different writing styles with ownership by many people. He sees the narrative being last. The language of decision and goals needs to be the focus.

Chairman Erba asked Commissioners to do homework for the following meeting: Each section has a set of goals and objectives that need to be reviewed for relevancy whether to:

- Keep it
- Get rid of it
- Keep it and modify it
- Fill in anything missing

Commissioners should build a score card with three columns to mark: 1) do we get rid of this?; 2) what needs to be added?; and 3) what is missing?. Then leave a blank space to write a new goal.

Chairman Erba stated that he received a statistical analysis and demographic data from North West Regional Planning (NWRP). The spreadsheet is too large to forward and it is not formatted well. He will ask to have it reformatted. This information will be used to see trends.

The last section of the Comp Plan is Implementation which is a table that shows all goals and objectives by element and target date. Most target dates are ongoing. The Commission will need to decide if any goals and objectives are completed and remove them. The Comp Plan will help the town board to make decisions based on particular goals.

Chairman Erba sent emails to those who attended the November 10 public meeting but received no responses. A new email will be sent of the draft document from November 10, and for participants to look for another public meeting soon.

It was the consensus of the Commission to postpone the next public meeting to February 16, 2022, at 6:00 p.m. The Commission will plan the specifics of the February 16th meeting at its next regular meeting on February 7, 2022.

Commissioner Comments

Commissioner Popelka reported the following:

1. On December 9, and 14, 2022, there will be a virtual meeting of the Chequamegon Housing Group for input on concepts to be forwarded to the state.
2. Bayfield County has enacted a short term rental ordinance that eliminates zoning approval by the town. It is important to maintain the town ordinance. The authority of the county ordinance relies on a 2017 legislature provision that rentals for 7 consecutive days or longer cannot be refused, but conditions for rental may be imposed through a local ordinance.
3. Preliminary work is started on a Vibrant Spaces Grant in the amount of \$25,000. A specific site has to be identified and he proposed the old fire hall site to provide a paved municipal parking area (that would also serve the new expanded library). EV charging stations would be included. Kids' games would be painted on the pavement, such as hop scotch. The site would include outdoor seating and picnic areas. It could become a community gathering place.

Commissioner Merrill questioned applying for a grant when the costs are unknown. Commissioner Popelka explained that in order to apply for the grant, costs would have to be provided.

Next Meeting: January 3, 2023

Chairman Erba declared the meeting adjourned at 6:59.