

## **Minutes of the Hearing of the Plan Commission of the City of Chetek and meeting of the whole, held on August 18,2022 at 6:00p.m.**

**A regular meeting of the Planning Commission for the City of Chetek** was called to order at 6:00pm on August 18,2022 by Mayor Jeff Martin.

Roll call for the Planning Commission meeting was taken. Present were Mayor Jeff Martin, John Hunsinger, Shawn Ayers, & Dave Swangim, and Scott Bachowski. Absent was Mark Etten, & Del Wacker.

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Council Members Earl Grover, Scott Bachowski, Thea Hempel, & Terry Hight (by Zoom) Pan & Tom Wilmouth & Tim Esselman

Compliance with the open meeting law was verified.

Dave Swangim made a motion to approve the prior month meeting minutes. 2nd by Scott Bachowski Motion carried.

**1) Discussion/Action:Approve or not approve Proposed General Development Plan for Chetek Red Rock resort. This will be a joint discussion between the Plan Commission and the City Council and Applicants. The goal of the meeting is to have the Plan Commission and City Council approve or not approve the Plan and to move forward with rezoning the property to PUD-Planned Unit Development per City Ordinance 118-107 through 118-110 in September. If the Development Plan is accepted a Public Hearing will be scheduled for September 13,2022 to rezone the property to PUD during the City Council Meeting.**

Discussion was held on a Proposed General Development Plan for Chetek Red Rock Resort. The goal of the meeting is to have the planning commission and the City council approve or not approve the plan and move forward with rezoning the property to PUD- Planned Unit Development. The applicant did show but was late due to not knowing where to go. Pam Wilmouth asked about what the difference was with a PUD. Joe did explain to her and everyone else what the difference was. The Developers would like to sell off some of the lots. Chris did have a copy of a new map as to what the areas could look like. He said that they could go no bigger than the footprint.Thea asked about Lot 3 and 4 Chris said that they are landlocked. They knew it was tough for parking and different things so they decided to get rid of 1 spot. They did get a sign off from everyone in the association. The association does allow to rent out the properties as an airbnb. They do have to have their own holding tanks and wells. Joe did say there is still a floodplain and Red Rock would have to follow the DNR regulations. Chris did explain that if someone buy a lot that you can not just park a camper on it you would have to build a building.Also in the proposed PUD is a time frame on which you have to build following the purchase of the lot.They do try to keep it as clean as they can and Chris said that he tried not to take anything away from anyone that was already there. Joe said that they have the development plan and that they are not only looking at approving the layout but also on the developers plan (PUD). Joe said that he and the city attorney did go through the PUD extensively and also with Chris and his attorney. Joe is ok with everything that is in the PUD and so are Chris and the attorneys.The association did have a meeting last year and they were given many options and they chose the one that was brought before the council and the planning commission. Earl made a motion to approve the PUD residential single family one and two in accordance with the Chetek code of ordinance section 118-110c. 2nd by Thea motion carried.

**2) Discussion/Action:Look into adopting an Ordinance regarding short term rentals/Airbnb. The City is currently addressing these through a Conditional Use under Sec. 118-75.**

Currently the city does not have any ordinance in regards to short term rentals. Joe has brought up that maybe the commission would like to make a consideration as to implementing an ordinance for short term rentals/airbnb. The county had a meeting a few months ago and airbnb was a topic of discussion. Joe did attend it. Also local residents Tom and Pam Wilmouth attended. The mayor asked Tom and Pam what they took away from that meeting. Pam had said that someone said that the City decided not to take up the ordinance. Pam took away that there were ordinances out there and that some places require that the address had to be shown on the property, not just the mailbox. There were also more than just one inspection for when they first got the license. The owner also had to have their name and phone number on the front of the house so if a neighbor had a problem they could get in contact with them. Scott asked if Joe attended the town association meeting when it came up that the city decided not to adopt the county ordinance. Joe was there. Another concern was that there is excessive garbage

laying on the ground. There is one residence where they had to bring an additional can to and that there are still bags of garbage lying on the ground in front of the cans. Our garbage guys are not supposed to pick up garbage as the truck has an arm that picks up the garbage cans so this is a big concern. Barron county is the one that allows how many people can be in the residence. If the city would like to pass an ordinance they can also decide on how they want to address the capacity of the residence. Tim Esselman was also present; he does have an air bnb in the city and is registered with the city to have one. Tim said that the county calculates it on the cubic footage of the home. Tom had one comment: they are not against renting out properties but more needs to be done to help regulate them so we don't have issues. The commission was in agreement that the Hudson ordinance is one that they would like to follow. The commission would change things and make it their own. Mark Etten made a motion to adopt a short term rentals and air bnb ordinance. Scott Bachowski 2nd motion. Motion carried. Mark Eby will work with the commission on the wording and writing of the ordinance and once ok'd will forward it to the city attorney for review. Final ordinance approval will come at another commission meeting down the road for final approval and then be sent to council. Motion to adjourn by Scott Bachowski 2nd by Shawn Ayres motion carried meeting adjourned at 6:56pm

Date of the next meeting September 15,2022.

Respectfully Submitted Mark Eby