

Minutes of the Hearing of the Plan Commission of the City of Chetek held on September 15,2022 at 6:00p.m.

A Public Hearing was called to order at 6:00 pm on September 15,2022 by Mayor Jeff Martin to hear a request from Dan Hollihan at 1866 Pinewood Ave to operate a short term rental under a Conditional Use permit.

Planning Commission attendees were Mayor Martin, Dave Swangim, Shawn Ayers, Mark Etten & Del Wacker Absent were John Hunsinger. Also in attendance was Secretary for the Planning Commission Mark Eby, Building Inspector Joe Atwood, Thea Hempel 4th Ward Alderperson, Pam & Tom Witmouth, Candy Jenke, Dan & Nicole Hollihan property owners of 1866 Pinewood.

***6:00 PM Hear a request from Dan Hollihan at 1866 Pinewood Ave to operate a short term rental under a Conditional Use permit.**

Dan said that they just bought the cabin and started a short term rental. They do have rules and they do have additional garbage cans which was one of the issues that the neighbors had was that there was garbage laying all over outside of the cans. Nicole said she believes that the property can hold and sleep 14 people. Some rent for 3 days and some for a week. It only rents during the summer months as the owners said that they have had no interest in the winter months. Their emergency contact is a person in town. The property owners have been there to take care of everything. They do have a cleaning person that does the turnover for them. Currently the renters have been parking in the driveway and the yard. It has rented much faster than they thought that it would and it just booked fast. They will only be renting out a couple weeks per month next year because they will be using it a couple weeks a month also. Thea Hempel ward 4 council member said that this property was brought to her attention. She feels that it could be better managed. Candy Jenke lives adjacent to the property at 1876 Pinewood Ave. She has a concern with 14 people at the property at once. One of the issues that she has noticed is that their lot is in a bay of some area. She has no issues with rentals; she chose to live there after her mom lived there. The property was fixed very nicely but there is a lot of activity. Pam Witmouth 1880 Pinewood Ave. said she is thankful that the garbage issue got taken care of. She knows it is costly to stay there. Thea asked if they have a limit on vehicles and the owners said no. Thea feels that there could be some reigning in. Scott asked if they have any boats they have one and they do not rent it out. Shawn asked about square feet and the owners said around 3000. Dave asked about insurance. They do have homeowners insurance on it with an umbrella for short term rentals. Tom said that the property was very busy this summer. They would come in convoys of like 4 cars at a time. Someone did ask if they have an address they did get it put up today. 6:21 public hearing was closed

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:22pm on September 15,2022 by Mayor Jeff Martin.

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

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Council Member Thea Hempel.

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 request and Conditional Use for short term rental at 1866 Pinewood Ave.

Mayor Martin said that it was a lot of stuff from the pictures that were shared. He also said that this is new territory for the City. The short term rentals have slowly been showing up over the last couple of years. Dave was asking about parking and if there was a way to regulate it. Scott said the normal conditions put on would be no campers, no parking on the street, fire pits. Shawn says they should address garbage, hours of coming and going. Our new ordinance that we are looking at has more restrictions than what the county has. It has just been listed since this summer. Some of the ideas was to maybe limit the amount of people that stayed and Nicole said she was open to the idea as 14 is quite a few. There were discussions on the new ordinance and if they should be granted tonight or wait. Joe did say that we can't really hold them up and wait for an ordinance that is not really ready to be adopted. Scott made a motion to 6 month conditional use and that it can be superseded by City Ordinance once that comes a City Ordinance. There are to be no campers, limit the number of occupants to 12, cars are to not be parked on the street, quiet hours are to be per City ordinance. Dave 2nd Motion Motion carried.

2) Discussion/Action: Discussion regarding short term rentals in the City. These fell under Conditional Use in the past but may be better under Business regulation and Taxation Ordinances. Review sample and forward recommendation to City Council.

A draft of the ordinance for short term rentals was sent to the commission for review. The final say would be up to council as it would not be in the zoning ordinance area. The council felt that they would like some input from the commission before anything is finalized. The commission would like to go with the county way of cubic feet. Section D needs to be looked at as parking could be an issue and currently on the draft it talks about spaces and how many bedrooms but Joe said that it is hard to put something like that on short term rentals when the city has no issue with home owners parking where they wish on their property. Mark will look into this and send out new wordage. Under 30-303 sub section e(2) remove that out of the ordinance. 30-307 remove all of that language as the city has no sales tax or room tax. 30-308 any and all approvals decisions will be given to the Building Inspector. 30-309 section A everyone was ok with the violation forfeiture amounts.

3) Look at sample ordinance for uses under accessory structures.

This has been brought up many times as to what can and can not be accessory structures. Joe said that this is showing up more and now some municipalities are stating clearer how they can and can not be used. As in some Cities there have been using them as short term rentals, man caves, etc. Shawn brought up park benches who regulates them and where they get sat. Shawn was bringing this up as Chippewa Falls are now getting purple powder coated benches and over time they lose their nice look and look rough and also with the way that they were designed people could catch their clothes on them and could become an issue. Currently Joe or Dan find out about them and if they are in front of a business the business owner would need to give the ok. If they should want to go somewhere else like a park or beach the council would have to approve such a thing. So people can not just purchase a bench and put it wherever they would like in the city. Scott brought up a group trying to do murals he went to the meeting. It sounds like there will be some interest, it would be on private buildings. There is much more discussion on it before anything happens but wanted to bring it up to the commission so they know what is going on.

Motion to adjourn by Del Wacker 2nd by Mark Etten motion carried meeting adjourned at 7:36pm

Date of the next meeting October 13,2022.

Respectfully Submitted Mark Eby