

City of Chetek – Planning Commission Meeting Minutes – June 18, 2020.

A **Public Hearing** was called to order at 6pm on June 18, 2020 by Mayor Jeff Martin to discuss:

Request from Tristan Mack, 626 Ridgeway, to open her home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Request from Jon Hughs, 231 Sumner Avenue, to open his home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Compliance with the open meeting law was verified by Joe Atwood.

Planning Commission members present were Mark Etten, Shawn Ayers, John Hunsinger, Mayor Jeff Martin, Del Wacker, Dave Swangim, and Scott Backowski.

Also present were Building Inspector/Zoning Administrator Joe Atwood and City Attorney Randi Osberg.

There was an audio recording made of the public hearing.

Discussion of Tristan Mack proposal:

Tristan Mack explained her proposal.

Earl Grover mentioned that he had driven by the property and that there appeared to be no parking problems with the proposal and that he was generally in favor of such enterprises in the city.

There were no objections from the public.

Discussion of Jon Hughs proposal:

John Hughs was not present.

Earl Grover mentioned that he had driven by the property and there appeared to be no parking problem with the proposal and that he was generally in favor of such enterprises in the city.

Latter, during the regular meeting of the Planning Commission, Gary Moelter, the next door neighbor, who had come 15 minutes late to the public hearing, mentioned that the property has already been operating as a rental and that the renters have been numerous and disruptive.

The Public Hearing was closed by Mayor Jeff Martin at 6:10 pm.

City of Chetek – Planning Commission Meeting Minutes – June 18, 2020.

A **regular meeting of the Planning Commission for the City of Chetek** was called to order at 6:10 pm on June 18, 2020 by Mayor Jeff Martin.

Roll call for the Planning Commission meeting was taken. Present were Mark Etten, Shawn Ayers, John Hunsinger, Mayor Jeff Martin, Del Wacker, Dave Swangim, and Scott Backowski. None were absent.

Also present were Building Inspector/Zoning Administrator Joe Atwood and City Attorney Randi Osberg.

Compliance with the open meeting law was verified by Joe Atwood.

Scott Backowski made a motion to accept the minutes from the last meeting. Shawn Ayers seconded the motion. Motion carried.

1) Discussion/Action: Request from Tristan Mack, 626 Ridgeway, to open her home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Scott Backowski moved that the request by Tristan Mack for Conditional Use at 626 Ridgeway be granted. Del Wacker seconded the motion. Motion carried.

2) Discussion/Action: Request from Jon Hughs, 231 Sumner Avenue, to open his home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Jon Hughs being absent and unable to answer questions about the proposal, the request for Conditional Use at 231 Sumner Avenue was tabled.

3) Discussion/Action: Review the proposed General Development Plan for Red Rock and set public hearing date for joint meeting with Council.

Randi Osberg explained that the PUD will correct the zoning barriers that are now preventing Mr. Baileys units from being developed. Joe Atwood latter explained that as things stand now, no building permits can be issued.

Will Ramey, Vice President of the Red Rock Condominium Association then spoke, saying that the Condominium Association is not in favor of the PUD noting that some items in the PUD are in conflict with the Condominium Association By-Laws and that the PUD does not address the concerns of the members regarding overall site planning.

Other members of the Condominium Association were also present and agreed with Mr Ramey. Rick Jacob, President of the Association joined the discussion via Facebook and voiced his agreement with Mr Ramey's and the other members opposition to the PUD.

Dave Swangim moved that the Planning Commission recommend that the City Council reject the propose Planned Unit Development. Del Wacker seconded the motion. Motion carried.

4) Discussion/Action: Approve or not approve the sale of city owned lot at 803 2nd Street. Open bids and make recommendations to City Council.

The following bids were opened:

Russ Chester, owner of Skyway Repair offered \$27,790 and his bid states that he plans to build a commercial rental building on the site within two to three years.

Jason and Nathan Fostvedt offered \$20,000 and their bid states that they plan to build a commercial storefront with a residential rental behind. They would begin construction this summer.

Joe Atwood mentioned that building a residential unit on the first floor would require a conditional use permit – but residential units on the second floor would not require a conditional use. Jason Fostvedt stated that he was aware of that and that if a conditional use for the first floor residential unit was not granted, he would present an alternative plan.

Mr. Fostvedt explained that he wanted to open a store selling local products. He expressed enthusiasm for the project and emphasized that he intended to start immediately.

It was noted that Mr Fostvedt had done a good and timely job of building a new commercial establishment on Knapp Street last year. The original building on that site had been lost to fire shortly before.

Planning Commission members had questions about what Mr. Chester intended to build and when he intended to start. Mr. Chester was not present to answer the members questions.

Mark Etten moved that the Planning Commission recommend that the City Council accept the offer made by Jason and Nathan Fostvedt.

5) Discussion: Josh Heildemann owner of Reds would like to discuss future plans with the Plan Commission and discuss the possibility of rezoning.

Mr Heildemann explained that Reds would like to remodel and expand their operations. He pointed out that Reds employs 32 people and that they want Reds to be a great asset to the city. One idea they have is possibly adding an event center. They would also like to add a fueling station down by the lake – explaining that after the marina closes at noon on Saturdays, there no place for boats to go for fuel. Josh explained how the fueling station would work and that it would only be open during business hours.

Jeff Martin and others expressed their concerns about Reds operating as an event center – citing the parking and noise complaints that are likely to arise from the neighbors – as Reds is located in a residential neighborhood.

It was explained that Reds is now zoned R1 and that it has a conditional use to operate as it does. The lot would need Commercial zoning for a fueling station to be permissible. It was pointed out that the only commercial zoning that would be possible for Reds property would be C3 because the Reds property adjoins the resort property across the street – which is zoned C3. C3 zoning is designed for resorts. It is questionable whether C3 zoning would permit a fueling station.

Mr Heildemann had applied to the Board of Appeals for a variance to do the fueling station with R1 zoning. The neighbors objected. That request was denied.

Joe Atwood noted that the change the zoning from R1 to C3 would require a public hearing.

Members of the Planning Commission noted that spot zoning is not permitted.

6) Discussion: What are the Commissions thoughts on permanently closing Lakeview Drive?

Jeff Martin explained that the idea is to gate Lakeview Drive on each side of the city beach allowing safe access across the road. Jeff and members of the Parks Commission have done some canvassing in the area with mixed results. The Parks Commission will continue to look into the matter.

Dave Swangim moved that the meeting be adjourned. Scott Backowski seconded the motion. Motion carried.

Respectfully Submitted
John Hunsinger