

## **Minutes of the Hearing of the Plan Commission of the City of Chetek held on January 19,2023 at 6:00p.m.**

Planning Commission attendees were Mayor Martin, Del Wacker, Mark Etten, Scott Bachowski, & Shawn Ayers  
Absent were Dave Swangim & John Hunsinger. Also in attendance was Secretary for the Planning Commission Mark Eby, Joe Atwood, Doug Richter & Emily Abley proposed purchasers of the Chetek Youth Center, Terry Hight (Ward 3) & Thea Hempel (Ward 4) .

**A regular meeting of the Planning Commission for the City of Chetek** was called to order at 6:00 pm on January 19,2023 by Mayor Jeff Martin.

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

Also present was Mark Eby, Planning Commission Secretary, Joe Atwood Building and Zoning Coordinator, Doug Richter & Emily Abley proposed purchasers of the Chetek Youth Center. Terry Hight (Ward 3) & Thea Hempel (Ward 4) .

Compliance with the open meeting law was verified.

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

**Discussion: Have a discussion with the potential buyers of the Kids Club building on Knapp St. They are seeking the Plan Commissions thoughts on a text amendment to Sec. 118-79 to allow for an airbnb in the Central Business District or a determination on permitted uses regarding hotels and motels. Unlisted uses are determined by the Planning Commission.**

Doug Richter, the one being interested in purchasing the kids club said that he came and saw the building in regards to the old Del Embroidery building and saw that the kids club was for sale and they looked at it and said that it would work good as an air bnb. He said that he would do some work to it as the foundation needs to be fixed and would do new windows and re-side the property and would raise the building to fix the foundation. They stay at six lakes in the summer and have a place they rent by Gilligans in the winter months. They like the area and would like to be up here full time but the price of lakefront properties has been a little too steep for them. The kids club is a non-profit so nothing is going to the city and it is zoned central business district Joe said. Since Joe has been here and working for the City he says not much has been done with the building. The planning commission has 3 options, option 1 is do nothing option 2 is to do a text amendment, would be something that is permitted they being Doug Richter and Emily Abley would pay all the fees for attorney cost, any notices that would need to be ran in the paper and pay the appropriate fees and the plan commission could make a decision on the text amendment change. Joe said that he wanted the potential buyers to meet with the commission as a text amendment could be very costly. Joe has said there are apartments next door and he has never had a complaint in regards to them. Joe is ok with permitting the use for the air bnb. Scott asked about parking. Joe says there is enough to house at least 6 vehicles in the back for rentals. Joe has been getting alot of calls in regards to the 2 buildings that are there, he only brought it up to the commission as this couple has expressed interest in the property. The people that have called Joe just want to do a rental and no store front in regards to the kids club building. Doug said that he would only do a 3 bedroom there as far as an airbnb. Doug has no interest in putting a storefront in it. Joe said that he hates to see the old kids club and the old Del building vacant. Joe also said that each of those 3 buildings share a wall with one another. Mayor has asked if Cody Link has thought about anything and currently he has not. There are some foundation issues. Mark asked if the basement is sound Doug said they are good and sound. There is a crawl space. Scotts thought is on allowing it as it won't set a precedence and each circumstance is individual and he doesn't see a problem with it. Shawn feels that it is in the central business district so he is not for just allowing apartments or airbnb. Del thinks the real issue is what is the future of Chetek. That is the question for the planning commission. Scott is looking at it from a city view point and it would bring in more tax revenue then it is now. The cost to do fixing would be 60k to 70k with new windows jacking it up curb appeal Doug said. The Mayor's concern is that we open the gate and then we have a hodgepodge of things and it looks like spot zoning. Del asked what kind of rent it would bring in for them. They said it depends on the occupancy roughly 400-600 a weekend. Scott says the feeling he is getting is that some of the commission is looking at doing a store front. Joe said that if you don't make a motion for a change for unlisted use it would stay as is now. Shawn says it is not a place for residential. Mark asked Shawn if it would be a small store front and airbnb in the back how he would feel about that. Del says that it comes down to whether we want an airbnb or to just sit empty. Mark said it would be nice to have some shops in that area since they have fall fest down there and a good atmosphere in that area. Scott asks how long it has been on the market and Joe thinks 3 months. Scott said again that he would be ok with it to make it an unlisted use. Mark says he would like a store front and possibly an air

bnb in the back. Shawn is only for the central business district. Mayor says that we don't have a definite answer and that he is not saying no forever and if they came up with something else that the commission could revisit it again. Shawn made a motion to allow this as an unlisted use. No 2nd fails Scott made a motion to allow the property as an unlisted use. Being there is no 2nd the motion fails for lack of 2nd. Mayor says we are not settled yet. Doug said that they are only interested in having it as an airbnb.

Motion to adjourn by Scott 2nd by Mark Etten motion carried meeting adjourned at 6:50pm

Date of the next meeting is yet to be determined.

Respectfully Submitted Mark Eby