

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

City of Chetek – Planning Commission Meeting Minutes – October 19,2023.

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:08 pm on October 19,2023 by Mayor Jeff Martin.

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

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Thea Hempel, Susan Olynick & Chad Olynick

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.

1) Discussion/Action:Look at and discuss Article XI. SHORELINE PROVISIONS, Sec. 118-314 through 118-320. Review proposed changes and make recommendations to the council.

Joe started by saying this is just a proposed ordinance to look at and work on as Joe has had many questions as to why the property owners shoreline is being able to do some of the things that have been done. Joe stated that he would read from his notes as he wanted to make sure everything was true and correct to the best of his ability. Joe's script that he read from is attached. Under page 1 section 118-315 in the red for Vegetative Buffer zone everyone agreed that it could be reworded. Page 2 section (2) Yards sub section d there was consensus that there should be some discussion on the 200 sq ft and 12 inches. There was also some talk about being logical in numbers. Page 2 sub section B item 4 there should be discussion on this paragraph and also the 200 sq ft and 12 inches. Sec 118-317 (a) remove county and insert City.page 3 section b the blue section Joe would like inserted as it would make more sense. There was also discussion with the red part of the outdated DNR NR 115. This will be looked at by Joe as he believes that there is a new DNR reference.Page 4 118-319 change the 75ft to 50 and repeal the first paragraph. There was then discussion to take out all of sec 118-319 and put in a smaller paragraph which was agreed upon by all. This section to be inserted is marked as article 1. See attached.Sec 118-320 was in the wrong area and would need to be moved and then to have numbers redone so everything was in numerical order. There was discussion on sec 118-321 that the retaining wall section needs to be looked at as there was nothing for retaining walls and also #2 under sec 118-321 there was questioning on the footage of the high water mark and Joe said he would look into that and see if a new number needs to be added. Page 5 first section 200 ft might be quite a distance. Item (c) 15% there was questioning if this was a good number or not as there are some small lake lots and this could really impact them. Thea said that this was a starting number and Thea and Joe would try and find a happy number to accommodate most parcels. item(d) the 15% may need to be tweaked some and this will be looked at. #3 There was talk that they may want to add something on non conforming impervious surfaces. Page 6 (a) take out Barron County and put in City of Chetek. (b) check on the 35 ft may have to change that number also Del brought up that maybe there should be something that talks about plant material. After much discussion on #2 if it was decided on to remove the whole number 2 but leave 3 and 4 and just re number.

2) Discussion/Action: Susan Olynick is coming before the Commission to ask if she can build storage units on her own wood processing property at 1460 Hochmayr Drive. The property is zoned I-1 and warehousing is allowed however I would like an opinion on individual units.

Joe said that Olynicks have the property on Hochmayr Dr which is zoned Industrial 1. Warehousing does fit but individual storage units are not a permitted use in I1. However there are individual units in other areas. Joe wanted the planning commission's input to see what their thoughts were on if mini warehousing falls under warehousing. Susan said it would be the 25x50 storage and maybe like 5 of them they just want to know if they can keep it zoned as I-1 and still put storage units in there. Del asked what they are looking at doing with the storage units and Susan said that they would be heated and rented out. Shawn asked what kind of storage they were looking at putting in there and Susan said that it would be like RVs and boats etc. They would like to start in the spring. They would like to utilize what is there. So Susan said that if they did not allow it that they would not do it so this is their first stop to see if they can do it. Mark asked about the building. It would be one building with 5 doors, not individual, it would be state approved. Shawn asked about partitions and each door would be divided. Mark asked

about electric and heat Sue says she has the facility there and loader there to plow Mark asked if there would be a pad in front of the doors she said yes. Shawn asked what type of frame it would be, would be a stick built Each unit would be a 25x50. Joe said if it is over 50,000 cubic feet it would be for state review. Sue asked if it would be a disadvantage to having storage units there. The mayor said that once you start something like that it could open it up to others to do that. Shawn has an issue that it was put in the industrial district and there was no benefit for the city as it did not create jobs. Scott makes a motion to recommend to council to allow the Olynick's on their property to build a warehouse for storage units. Del 2nd motion motion carried.

Motion to adjourn by Tim 2nd by Del motion carried meeting adjourned at 7:59pm

Date of the next meeting Nov 15th.

Respectfully Submitted Mark Eby