

Minutes of the Hearing of the Plan Commission of the City of Chetek held on July 18, 2024 at 6:00p.m.

City of Chetek – Planning Commission Meeting Minutes – July 18,2024.

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:00 pm on July 18, 2024 by Mayor Jeff Martin.

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

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Compliance with the open meeting law was verified.

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

Justin Larson was here and discussed his design of what he was thinking of doing to make his shipping container look more like a yard barn. He would put a pitched roof on there and then do some stamped concrete and then put some siding on. He was asked to come back for the August meeting to present his information to the full board and get a timeline when it would need to be completed.

1) Discussion: Look at future ordinance changes for winter months.

Joe put a list together of what he would like the planning commission to start to look at. The front page would be all administrative changes and would not require a public hearing. The back page would be public hearings. The commission would like to start where Joe would like and see how many they can tackle in the coming months.

2) Discussion/Action: Decide if the Planning Commission wants to wait for the attorney's opinion regarding the Shoreline Provisions Ordinance.

Joe discussed what the new city attorney said. He read what he sent to the attorney. Which said

Good Morning Mr. Proue, I have been working with the Plan Commission to revise the current Shoreland Ordinance 118-314. Some of the proposed changes reflect what Barron County has in place even though the County has no jurisdiction in the City. The goal of this revision was to better address impervious surfaces and do our part in protecting the lakes around the City. The Plan Commission is questioning some portions of Chapter NR 117 and NR 115 and just want to make sure they apply to the City of Chetek. The sections of concern are NR 117 (9) (a), 117.05 (5) NR 115.05(a)and (b). Thank you for reviewing this and the next Plan Commission meeting is June 20th. I have included two attachments. Joe then read the response from the attorney that said “ I don't know if you wanted me to do a thorough review of the proposed new ordinance or not but to answer the specific questions you raised in your email, see my analysis below.

NR 117.01 states, “The purpose of this chapter is to establish minimum standards for city and village shoreland-wetland zoning ordinances...” Therefore, the definition of “shoreland” at NR 117.03(9) and the non-conforming structures provisions of NR 117.05(5)(a) and (b) apply to the City of Chetek.

NR 115.02 states in part, “The provisions of this chapter apply to county regulation of the use and development of unincorporated shoreland areas, and to annexed or incorporated areas except as provided in s. 59.692(7), Stats.” Again, I believe this means the provisions of NR 115.05(a) and (b) regarding minimum lot sizes and setbacks also apply to the City of Chetek.

I don't think the statement of purpose and applicability sections of the two chapters are phrased in the most readable and understandable language but the City would definitely fall within Chapter 117 and as an “incorporated area” would be within the scope of Chapter 115.

Please let me know if you want me to review the proposed new ordinance in more detail or if you have a specific question on how to word any part of it and I'll get that taken care of for you.

The setbacks that are in NR 117.01 we do need to meet those setbacks, Joe said. We have to stick with the 75 ft setback instead of the 50 ft that we originally thought. We do have to follow 115.02 in the city limits. In the ordinance that we proposed in 118 we have to change the 50 ft setbacks to 75 ft. There were 3 portions in the ordinance that we would have to take 50 and change to 75 ft. The mayor asked if

we are doing what the county is doing and no we are not but we do have to follow the state which is 75ft. There are some properties that are small and should have never been made lots back in the day. Tim asked if the current draft is 4/7 and yes it is the most current version. Mayor feels that we should follow the recommendation of the City Attorney. Etten does not have a problem changing it to 75ft. Shawn asked if we could go online and measure to see how many would have issues if we went from 50 to 75 ft. The commission would like to know what the consequences would be if we did not meet the 75 ft setback. Joe did say he would reach back out to the attorney and get clarification before the next meeting.

Motion to adjourn by Shawn Ayers 2nd by Tim Esselman. carried meeting adjourned at 7:02pm

Next Meeting August 15, 2024

Respectfully Submitted Mark Eby