

Meeting called to order by President Kathy Poirier.

Members present on roll call: Aimee Newbauer, Jamey Flaherty, Kellie Flaherty, Jim Duncan and Kathy Poirier

Members Absent: Corby Stark

No Public comments.

Discussion and possible action regarding request from Mike and Tammy Wilberg to rezone the property at 501 West Main Street. In November 2020, the motel was purchased by Mike and Tammy Wilberg. Mike Wilberg stated at the time of closing he checked the State statutes and noted that operating the property at 501 West Main Street as a motel and an apartment building would be an acceptable use however at the time of closing Mike and Tammy did not check the Village ordinances or consult with the zoning administrator to see if changing the use of the property at 501 West Main Street from a motel to both an apartment building and motel was an approved use. It was noted at the December Board meeting that Mike and Tammy Wilberg were notified that per zoning regulations apartments or renting rooms out to tenants for more than 14 consecutive days at 501 West Main Street was not an approved use for properties zoned Highway Commercial. At this time there are currently five full time residents who are renting a motel room on a monthly basis. Most of the tenants Tammy and Mike Wilberg rent to are low income individuals who are on social security or disability, retired men and individuals who are new to the area and are in a transitional period in their life as they look for permanent housing. Tammy Wilberg noted that she was not aware of the December 2020 Village Board Meeting and did not ask to be put on the agenda. Tammy Wilberg also stated that the notification letter that was sent to her in regards to the Special Board meeting January 18th, 2021 did not arrive timely thus they were not at the meeting. Further, Tammy Wilberg viewed the minutes from that meeting on the Village of Balsam Lakes website and stated that she had not received the certified letter from zoning administrator Ben Campbell giving them 30 days from the date of the letter to be in compliance with the zoning requirements at 501 West Main Street. Tammy Wilberg stated she wanted to be open and abide by the Village code and to see if there was some way the Village could work with her and Mike Wilberg as they want to be a prominent business in town. Tammy stated at the time of closing, the prior owner stated there were no issues renting rooms out to tenants for longer periods of time. Tammy stated they own properties in three other municipalities, Luck and Centuria Trailer Parks and a motel and apartment building in Chippewa County at 8984, 8986 State Highway 124 and rarely have issues. She stated that they have a solid background check process and they do not rent to people who use drugs, specifically meth and they do not rent to problem individuals. Tammy commented they enforce their rental policies and if they have any problems the tenants are evicted if the matters are not resolved in a timely manner. Tammy Wilberg also stated that Polk County Probation and Parole has called her looking to house SBN and individuals who are on parole and Tammy stated she is not letting anyone from Probation and Parole to stay at 501 West Main Street or at any other properties she and Mike Wilberg own regardless of their situation. Police Chief Eric Jorgensen stated that there have been an increased numbers of calls at 501 West Main Street since the ownership change and reported that he and his officers also receive numerous calls regarding the tenants at the Centuria Trailer Park.

Motion by Jim Duncan not to rezone property at 501 West Main Street. Second by Kellie Flaherty. On Roll Call; Aimee Newbauer, No; Jamey Flaherty, No; Kellie Flaherty, Yes; Jim Duncan, Yes; Kathy Poirier, No. Motion Failed.

Motion by Jamey Flaherty to rezone property at 501 West Main Street to allow apartments as a conditional use after consulting with Zoning Administrator and the Village Attorney. Second by Aimee Newbauer. On Roll Call; Aimee Newbauer, Yes; Jamey Flaherty, Yes; Kellie Flaherty, No; Jim Duncan, No; Kathy Poirier, Yes. Motion Carried.

Motion to adjourn by Jim Duncan. Seconded by Aimee Newbauer. Carried. 6:05 p.m.

Lori Duncan, Clerk Treasurer
Amy VanDeBrake, Deputy Clerk Treasurer

Unapproved minutes