

Meeting called to order by Chairperson Jim Duncan

Members present: *Gary Johnson, Denny Aubin, Jamey Flaherty, Jason Larson, Brian Nelson.

Members absent: Duane Hejny.

Others in attendance: Paul Mahler, Debra Kelley, Mark Kelley, Chris Nelson, Ben Campbell, Darryl Ince, Courtney Hamack, Chadwick Moe, Keith Stanze, Judy Stanze, Brian Wertish, John Folkestad.

Motion by Jamey Flaherty to open public hearing. Second by Denny Aubin. All in Favor. Carried.

Public Hearing Regarding CUP Application: #95 Debra Kelley, parcel ID:106-00093-0000, request to construct pole barn, Zoning District 300-7 Waterfront Development (B)(15).

Debra and Mark Kelley were in attendance. It was stated by Debra Kelley the lot is owned by the Kelley family and they would like to construct said pole barn for storage purposes. It was stated the current use for said lot is parking and storage. An email from Anna Busch was reviewed by the Commission. The email stated there are currently two sheds/building on the parcel. It was noted the footings supporting them seem very unsafe and are leaning downhill towards 803 Park Drive. It was written as long as the new building is built safely and per current building codes, she had no concerns. It was also written, it would be nice to have the footings for the two existing buildings brought up to code during construction. Ben Campbell, the Village Zoning and Building Administrator was in attendance. Ben Campbell was unaware there was two small sheds on the property. Those buildings are not permitted. It was stated that lots without a dwelling are only allowed one accessory building per lot. Debra Kelley, stated there is a newer rubbemade type shed, their neighbor put up on their lot and asked if there was a way to keep it. Chris Nelson was in attendance. Chris Nelson stated, his family owns a property just down from the Kelley property. A question was proposed, if the condo association member could move that storage shed next to their cabin. A question regarding green space requirements was raised as the lot has a designated parking area, two sheds with the potential pole type structure.

Motion by Jamey Flaherty to close public hearing. Second by Denny Aubin. All in Favor. Carried.

Planning Commission Meeting called to order at 5:17 p.m. by Chair Gary Johnson.

To consider and possibly act to approve and recommend to the Village Board Conditional Use Permit Application: #95 Debra Kelley, parcel ID:106-00093-0000, request to construct pole barn, Zoning District 300-7 Waterfront Development (B)(15).

Motion by Brian Nelson to recommend to the Village Board approving Conditional Use Permit Application #95: Debra Kelley, parcel ID 106-00093-0000 to construct 26'X26' pole type structure with the condition that the two existing storage sheds be removed and the project must meet the 70% green space requirement. Second by Denny Aubin. All in Favor. Carried.

Planning Commission preapplication meeting: Paradise Club and Resort LLC, 264 County Road I, request to construct tiny homes.

Chadwick Moe was in attendance. It was stated by Chad Moe, that with their proposed PUD being denied in 2021, he and the other partners wanted to come before the Commission to get input from them regarding the possibility of constructing tiny homes on the south side of the property at 264 County Road I. It was stated these tiny homes could be between 200-300 square feet per dwelling. The entity is looking to offer these as short-term rentals. It was stated the tiny homes could be used for bridal suite for weddings. Village Attorney Paul Mahler was in attendance. Paul Mahler stated through reviewing previous requests, the property is already under green space requirement with the stipulation from zoning that no future additions shall be granted. Paul Mahler also stated the business might also have to get a variance for parking and would need to amend their current conditional use permit. It was noted that the business would also have to consider the setback from County Road I if they wanted to construct tiny homes within the undeveloped southern portion of said lot. Brian Wertish was in attendance. Brian Wertish owns the property just to the east of Balsam Lake Lodge. He stated Boards in 2008 and 2021 stated within their motions no other CUPs or variances be granted for said property. For a PUD, per the code the lot needs to be more than five acres and the lot in question is only 3.26. Brian Wertish stated the property is well below the greenspace requirements. In 2021 there were over 34 people within the surrounding area who were not in favor of the last PUD proposed. Currently the docks that Balsam Lake Lodge have cannot be rented. If tiny homes were constructed, the property owners would not be able to lease the docks to the renters nor would they be able to leave their boats at the dock overnight. Keith Stanze was in attendance. He and his family own the property just to the west of Balsam Lake Lodge. Keith Stanze also agreed to statements made by Brian Wertish. He states he would have concerns with more foot traffic on his property. The Balsam Lake Lodge has been illegally using his property as the band they hire use his driveway to get to north patio and the hotel guests walk their dogs on their property. Keith Stanze stated their landscaping goes right up to the property line and it was stated that the Stanze family has been considering constructing a fence on the property line due to general foot traffic.

Motion by Denny Aubin to adjourn. Seconded by Brian Nelson. All in Favor. Carried.

DRAFT

Amy Wilson, Village Clerk-Treasurer