

MINUTES
Bayfield County Planning / Zoning Committee Public Hearing / Meeting
June 15, 2006
Board Room, County Courthouse, Washburn, WI 54891

1. **CALL TO ORDER OF PUBLIC HEARING:** *By Chairman Beeksma at 1:09 PM.*

2. **ROLL CALL:** *Beeksma, Jardine, Miller, Rondeau, present; Maki absent.*

3. **AFFIDAVIT OF PUBLICATION:** *Read by AZA Doug Casina.*

4. **REVIEW OF MEETING FORMAT:** *AZA Mike Furtak requested cooperation from the audience when speaking for or against an agenda item asking them to keep their comments short and to the point, and not repetitious of previous information. Chairman Beeksma agreed, stating last month there were long-winded, repetitious testimonies up to 40 minutes in length which need to be shortened.*

5. PUBLIC HEARING:

A. BARNES RIDING STABLE, INC.(JEANNIE BARNES) - Rezone Request (from Forestry-1 to Residential-3) on 5.0-acre parcel (ID #004-1198-09) located in NE ¼ of the SW ¼, Section 28, Township 45 North, Range 9 West, Town of Barnes, Bayfield County, WI.

No one was present representing this Item. AZA Furtak said this F-1-zoned property is not used for forestry, there is a home there presently, and the applicant's son wants to build a residence and cannot subdivide because of F-1 zoning but if rezoned, then the current home can also remain. He reported there is no Town approval because this month the Town's meeting falls after today's meeting.

Support / Opposition: *None*

B. MICHAEL & CHARLOTTE MECIKALSKI REV. LIVING TRUST - Rezone Request (those portions which are for uniformity from Residential-3 to Residential-1) on their 3.0-acre parcel (ID #004-1050-01) located in part of Gov't Lot 4, Section 3, Township 44 North, Range 9 West, Town of Barnes, Bayfield County, WI.

Michael Mecikalski reported this rezone request would enable them to build a residence on a portion zoned R-1. AZA Furtak presented a map and explained that the second residence is desired due to accommodate their handicapped son; they are currently caring for him in another home. Furtak said the Town approval is not here to the same reason as Item A. above; he said one adjoining property owner called with concern that the property would be divided three ways allowing that many residences. Furtak reported that three residences are not possible. Mr. Mecikalski added that the land is in living trust and his children want to keep it that way; there are no plans to divide and sell.

Support / Opposition: *None*

C. PLUM CREEK TIMBERLANDS, INC., OWNER, & RICHARD FORSYTHE, MATHY CONSTRUCTION, AGENT, Conditional Use Request - Open / Operate A Sand Pit; Gravel Pit, And Quarry To Include Crushing & Screening on their 40-acre parcel (ID# 004-1132-01) in the SE ¼ of the NE ¼, Section 21, Township 44 N, Range 9 W, Town of Barnes, Bayfield County, WI (F-2 zoning district).

[Included in this request will be the requirement(s) of the reclamation plan, which will be addressed separately.] The applicant also wants to operate a hot mix asphalt plant and ready-mix concrete plant, however, this is not allowed in an F-2 zoning district; this request will be addressed by the Board of Adjustment.

Richard Forsythe of Northwoods Paving / Mathey Construction Co. addressed the Committee; they have a lease w/ Plumb Creek for a parcel at Pease Rd. & Hwy 27 and a contract for Hwy 27 work this summer and request a five year permit; there is not much resource in Barnes-- this site would be suitable. Forsythe said their reclamation plan has been approved by Land Conservation and their bond should be in "next week"; Town approval will be handled next week; "time is of the essence"-- they need to start just before or after July 4th w/ the DOT contract.

Beeksma asked if they anticipated bringing in materials. Forsythe answered that a trade is possible for sand which may be hauled in as well as material from the Denver Road pit for building the road. He also said they don't expect to exhaust the permit in five years and no Sunday operation is planned. Mike Furtak said this site is very isolated, pointed out adjoining property owners, said there is no input for or against this request on file, there is no navigable water on site, and it is mostly a clear cut forty.

Support / Opposition: None

D. HAZEL HILLS CORP, OWNER AND SCOTT COLES, ROFFERS CONSTRUCTION CO. Conditional Use Request - Continue The Operation Of A Sand/Gravel Pit; Wash Plant; Concrete Aggregate And A Portable Blacktop/Asphalt Plant on a 40-acre parcel (ID# 024-1105-04) described as the SW ¼ of the SW ¼, Section 36, Township 47 N, Range 8 W, Town of Iron River, Bayfield County, WI (in Forestry-1 zoning district).

[Included in this request will be the requirement(s) of the reclamation plan, which will be addressed separately. Any conditions placed on the reclamation plan shall pertain to the reclamation plan only, and any conditions placed on the non-metallic site shall pertain to the conditional use application.]

Scott Coles of Roffers Construction (now Milestone) stated this request is to continue current operation; this forty was missed when all applications were submitted in the past. Coles said this pit was used for wash material in the past; they are now looking at crushing and asphalt.

AZA Douglas Casina explained that this was pit was unaccounted for and accidentally missed; no conditional use permit was on file—it was discovered this February that this operation was not part of other conditional uses as originally thought; this is an attempt to bring this in line with all requirements. He added there is Town approval but reminded Coles there was no letter of authorization on file. Coles said he had one and would forward it.

An adjacent property owner Richard Emmert said he has no problem with the wash plant, but depending upon the location of the portable asphalt plant, does have concerns with that. This followed with some discussion regarding location. Casina said this conditional use permit is specific to this forty and Cole reported there are three forties permitted for asphalt plants currently. Rick Forsythe stated he believes there are actually four forties w/ asphalt plants.

Support / Opposition: None

6. ADJOURNMENT OF PUBLIC HEARING: Motion by Rondeau, second by Jardine, adjourned at 1:48 PM. Carried.

7. CALL TO ORDER OF ZONING COMMITTEE MEETING: By Chairman Jardine at 1:48 PM.

8. ROLL CALL: Beeksma, Jardine, Miller, Rondeau, present; Maki absent.

9. MINUTES OF PREVIOUS MEETING(S): Draft copy was presented [Reason for delay: most of the minutes were lost due to a network failure; it was necessary to listen to three hours of audio tapes in order to reconstruct them, however, much of that was indistinct due to persons speaking from the audience rather than at the microphone, and/or poor audio system quality]. Motion by Jardine, second by Rondeau, to table the May minutes until next month; carried.

10. BUSINESS:

A. BARNES RIDING STABLE, INC.(JEANNIE BARNES) Rezone Request (from Forestry-1 to Residential-3) on 5.0-acre parcel (ID #004-1198-09) located in NE ¼ of the SW ¼, Section 28, Township 45 North, Range 9 West, Town of Barnes, Bayfield County, WI.

*AZA Furtak again reiterated the reason for this request, adding this is a good idea as current use is residential, is not contiguous w/ the rest of the property the applicants own, and no water is involved. Jardine made a motion, seconded by Rondeau to **approve contingent on TBA**; carried-- 4 yes, 0 no.*

B. MICHAEL & CHARLOTTE MECIKALSKI REV. LIVING TRUST - Rezone Request (those portions which are for uniformity from Residential-3 to Residential-1) on their 3.0-acre parcel (ID #004-1050-01) located in part of Gov't Lot 4, Section 3, Township 44 North, Range 9 West, Town of Barnes, Bayfield County, WI.

*Motion by Rondeau, second by Jardine, to **approve contingent on TBA**; carried-- 4 yes, 0 no.*

C. PLUM CREEK TIMBERLANDS, INC., OWNER, & RICHARD FORSYTHE, MATHY CONSTRUCTION, AGENT, Conditional Use Request - Open / Operate Sand Pit; Gravel Pit, and Quarry to Include Crushing & Screening on their 40-acre parcel (ID# 004-1132-01) in the SE ¼ of the NE ¼, Section 21, Township 44 N, Range 9 W, Town of Barnes, Bayfield County, WI (F-2 zoning district).

[Included in this request will be the requirement(s) of the reclamation plan, which will be addressed separately. The applicants also wish to operate a hot mix asphalt plant and ready-mix concrete plant, however; this is not allowed in an F-2 zoning district. This request will be addressed by the Board of Adjustment.]

*Jardine made a motion to **approve for five years, pending TBA leaving condition(s) up to the Town**; second by Rondeau. Discussion: AZA Furtak said they will need to fill out the NR135 paperwork as there will be private sales in conjunction with this. Motion carried-- 4 yes, 0 no*

D. HAZEL HILLS CORP, OWNER AND SCOTT COLES, ROFFERS CONSTRUCTION CO. Conditional Use Request - Continue Operation of a Sand/Gravel Pit; Wash Plant; Concrete Aggregate and Portable Blacktop/Asphalt Plant on a 40-acre parcel (ID# 024-1105-04) described as the SW ¼ of the SW ¼, Section 36, Township 47 N, Range 8 W, Town of Iron River, Bayfield County, WI (in Forestry-1 zoning district).

[Included in this request will be the requirement(s) of the reclamation plan, which will be addressed separately. Be advised any conditions placed on the reclamation plan shall pertain to the reclamation plan only, and any conditions placed on the non-metallic site shall pertain to the conditional use application.]

*Discussion: a question was asked if there is a time limit or if this is open-ended. Forsythe said in the past this was for five or ten years and is asking for ten as this is part of a larger pit operation in the area. Motion by Miller, second by Jardine, to **approve continued operation of the pit for ten years for a sand/gravel pit, wash plant, concrete aggregate, and portable blacktop/asphalt plant**. Motion carried-- 4 yes, 0 no.*

AGENDA REVIEW AND ALTERATION

E. MARY BEEDLOW SPECIAL USE REQUEST – Home-based Business (machine quilting / sewing) on 5.5-acre parcel (#006-1006-05) located in the NE ¼ of the NW ¼, Section 2, Township 50 N, Range 4 W, Town of Bayfield.

Mary Beedlow stated she has had approval for this business in the Town of Bayview and wishes to continue her business at this new location. AZA Casina said no TBA was received yet from Bayfield, however their meeting is upcoming; this location is adjacent to Hwy J in the apple orchard area, it is a low density area,

and everything looked fine. Motion by Jardine, second by Rondeau, to **approve pending TBA**; carried-- 4 yes, 0 no.

F. DISCUSSION / POSSIBLE ACTION ON NR115 RE-WRITE UPDATE

N/A (Director Kastrosky was absent; AZA Casina did report that Kastrosky attended a recent meeting.) Motion by Jardine, second by Rondeau, to **table this Item until the July meeting**; carried-- 4 yes, 0 no.

G. CITIZENS' CONCERNS / INPUT: None

H. OTHER ITEMS THAT MAY COME BEFORE THE COMMITTEE (Discussion Only)

- **Maintenance / Tracking Septic Pumping:** Mike Furtak reported that in 1981 the State required maintenance & tracking of septic pumping; five counties have not complied and Bayfield is one of them. Recently a grant was secured and the past year has been spent building the data base, etc.; 1700 post cards have been mailed to homeowners; this is all necessary in order to be in the Wisconsin Fund (which helps low income families pay for failed systems). Furtak reported we want to get "agent status" from the Dept. of Commerce so sanitary approval can be taken care of it within the County; the permit process would be faster and more dollars would stay in the County. **AZA Doug Casina** stated that the reality of this, to run the data base, answer questions and phone calls, and get cards out county-wide is extremely time-consuming and this isn't just about pumping tanks but looking at conditions of tank, etc.
- Jardine asked when the meeting was for observing coastal sites. Casina answered with dates and times and explained the plan for looking at sites, explaining that Dr. Michelson and grad students have been evaluating erosion coastal areas and this has been very helpful.

11. MONTHLY REPORT: None available

12. ADJOURNMENT: Motion by Rondeau, second by Jardine to adjourn at 2:15 PM.

**Karl L. Kastrosky, Planning / Zoning Director
Bayfield County Planning / Zoning Dept.**

Prepared by MJJ on June 29, 2006
Approved by M.Furtak June 29, 2006

cc: Administrator; Clerk; Corp.Counsel; DNR; Committee; Supervisors

K/ZC/Minutes/2006/June