

**Lincoln County Planning and Zoning Committee
Thursday, November 8, 2012 at 1:30 p.m.
Lincoln County Service Center, Meeting Room 156**

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 1:30 p.m. in meeting room 156 in the Lincoln County Service Center. Members present: Saal, Rusch, Nelson & Pike, along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist & June Winters, Program Assistant. Supervisor Bailey will meet them on the site tour.
2. Tour site that will be the subject of the public hearings – Committee Members, Hanson & Bowers left to tour the site listed on the public hearing notice. Bailey joined them at the site.
3. Approval of the October 13, 2012 meeting minutes – Motion by Rusch, seconded by Nelson to approve the October 13, 2012 minutes. Motion carried all ayes.
4. Public Comment – There was no public comment.
5. 2:45 p.m. Public Hearing – At 3:08 p.m. the Public Hearing was called to order. Hearing was held on the item listed in the notice. Saal, Rusch, Bailey, Nelson & Pike along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist; June Winters, Program Assistant and Greg Sliwicki were present. Chairman Saal explained the rules of conduct for public hearings and introduced the Committee members. He called the first hearing.

CONDITIONAL USE REQUEST

1. A request by Greg Sliwicki for an alternative cutting plan to combine allowable view and access corridors. The property is located in Section 24, T35N-R8E, in the Town of Harrison, having an address of W486 Dove Lane, and a tax parcel 10.243508.017.007.02.01. The request is being heard under section 21.09(3)(h) of Lincoln County Ordinances

Greg Sliwicki was present to explain his request for the Committee. He shared that he has great respect for the shoreland regulations and he gave the history of the parcel. He is planning on this property being his year round residence within a few years and they are making some changes to the dwelling. Issuance of those permits involves bringing the buffer into compliance. It is called an “alternative cutting plan” but there will be replanting instead of cutting. There is a natural berm that creates natural drainage away from the lake and they will be leaving a significant buffer even with combining the view corridors plus planting vegetation. There is unique property feature that actually doesn’t make the lake very visible from the home.

Saal asked if he had a plan for planting. Sliwicki said that he is planning on following the plan that was developed by the county. He has contacted an arborist for suggestions also. Between planting evergreens, the “not mowing” areas and other plantings he believes he can meet the requirements.

Dan Bowers reviewed the staff report for the Committee and asked if Sliwicki had any questions on it. He did not. Bowers will be adding a recommendation that, if in the future the property is subdivided, the view corridor be reduced proportionately for the lots created. Saal asked for clarification of the recommendation. Discussion followed.

Sliwicki asked for clarification on the allowable view corridor if subdivided. Bowers said that it would be 30' in each 175' of frontage because it is a "moderate" sensitivity body of water.

Saal read into the record that the Town of Harrison waived its right to make a formal recommendation on the request. That form was signed at the October 8, 2012 Town of Harrison meeting.

Saal closed the public hearing for the Sliwicki Conditional Use request.

Motion by Saal, seconded by Pike to APPROVE ON CONDITION the Conditional Use request per recommendations as listed in the staff report incorporating the additional condition regarding subdividing of the parcel.

Conditions:

1. Actively restore and maintain the shoreland buffer to a depth of 50 feet from the ordinary high water mark for the entire shoreline frontage (579 feet), with exception for one 90 foot wide view and access corridor where a 20 foot buffer is required. No other view corridors shall be allowed.
2. A 4 foot wide path paralleling the shoreline and accessing the water at two points is allowed as shown in the restoration plan. Future pathways may be allowed subject to approval by the Zoning Department.
3. If the parcel is subdivided in the future, where water frontage is reduced, the allowable view corridor shall be respectively reduced to the maximum allowed by the ordinance.
4. An affidavit is recorded outlining the above recommendations.

Motion carried all ayes.

6. Department Report -

There was no Compliance Report to review. Hanson did share an update with an ongoing compliance issue in the Town of Merrill. The Committee discussed the Financial Report and placed it on file.

Hanson reviewed the portion of the Shoreland Ordinance she has been working to update. She is currently working on and reviewed for the Committee, the proposed changes to the sections regarding 59.692 permits, developments of islands, development of back lots, easements, view and access corridors & dimensional standards.

Bailey asked if the definition of wet/dry boathouse had ever been clarified. Hanson has gotten some clarification that will be incorporated into the update. She said that we are proposing a boathouse that has any portion of the structure above (landward from) the OHWM would fall under Lincoln County's Shoreland regulations.

7. Approve 2013 meeting schedule. Committee reviewed the proposed schedule. Motion by Saal, seconded Rusch by to approve schedule as proposed. Motion carried all ayes

8. Confirm next meeting/public hearing date – Tentatively December 13, 2012 - Confirmed that will be the meeting date.

9. Adjourn - Motion by Nelson, seconded by Saal to adjourn at 4:00 p.m. Motion carried all ayes.

Minutes prepared by June Winters