

Lincoln County Planning and Zoning Committee
Thursday, June 13, 2013 at 2:00 p.m.
Lincoln County Service Center, Meeting Room 156

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 2:00 p.m. in meeting room 156 in the Lincoln County Service Center. Members present: Saal, Bailey, Pike & Rusch, along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist & June Winters, Program Assistant. Supervisor Nelson was excused.
2. Tour the site that will be the subject of the public hearing – Committee Members and Bowers left to tour the Conditional Use request site listed on the public hearing notice.
3. Approval of the May 17, 2013 meeting minutes – Motion by Bailey, seconded by Pike to approve the May 17, 2013 minutes. Motion carried all ayes.
4. Public Comment – There was no public comment.
5. 2:30 p.m. Public Hearing – At 2:30 p.m. the Public Hearing was called to order. Hearing was held on the item listed in the notice. Saal, Rusch, Bailey & Pike along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist; June Winters, Program Assistant and 4 others were present. Supervisor Nelson was excused.

Chairman Saal explained the rules of conduct for public hearings and introduced the Committee members. He called the first hearing noting that on the agenda the applicant's name was spelled incorrectly (Rogert). Motion by Pike, seconded by Rusch to correct spelling to Robert. Motion carried all ayes.

CONDITIONAL USE REQUEST

1. A request by Robert Galella to construct mini storage units on approximately 5 acres as a conditional use in a General Business zoning district. The property is described as Lot 3, CSM 254, in Section 31, T32N-R7E, in the Town of Merrill, and has road frontage on Prairie Crest Lane and Wood Duck Lane. The request is being heard under section 17.3.08(1) of Lincoln County Ordinances

Robert Galella was present and explained his request for the Committee. He needs additional storage for himself & customers. He is hoping to have one building done by this fall or next spring and the 2nd & 3rd as need warrants.

Saal referenced the recommendation by the town to have access off of Prairie Crest instead of Wood Duck Ln. Saal asked for Galella's thoughts regarding that recommendation. Galella said that the cost of excavation & land preparation would be substantially more to switch to a different access. He was hoping to have some of the timber cut to offset the excavating cost. He was also hoping to have an area to create another lot to build a home for his parents in the future.

Dan Bowers had questions about the buffer of trees that was proposed both by Galella and recommended by the Township. There was discussion about the options for the screening. Bowers asked if he was required to move the access would the location of the buildings change and Galella said that he would leave the structures in the same location as currently proposed.

Saal discussed with Pike, because he is a Town of Merrill Supervisor, if the Town may be flexible on their requirement for the 100 foot buffer on the south lot line and Pike said that there may be a compromise. There was

more discussion on the access & buffer. Saal suggested that maybe the request be delayed to see if Galella wanted to speak to the Town of Merrill regarding a compromise on the buffer issue.

Bowers clarified with Galella, that because of the current zoning district, it would require a rezone and minor subdivision review if he was going to split this parcel in the future to build a home. Galella said that he understood that. Bailey commented that the south side of the lot is currently very heavily wooded and wasn't sure that 100' of screening would be necessary. Bowers asked Galella to talk about the stormwater plan. Galella said he will be talking to someone about developing a stormwater plan for this site. Bowers asked about lighting and Galella said that they would not have lights on poles but place the lights on the building shining down. Galella added that after talking with an excavator, if he does have to come off of Prairie Crest he would like to have some leniency on the buffer depth so he could take some trees down to offset the cost of the excavating.

Saal called for anyone else in favor of the request. There were no others. Saal called for anyone in opposition to the request.

Dave Plautz was present. He is an adjoining neighbor and isn't totally against the request he just wants to see sufficient screening and the access to be off of Prairie Crest Ln.

John Kilgust was present and is an adjoining landowner. He isn't against the storage buildings but would definitely like to see the access off of Prairie Crest Ln and would like to see the 100' buffer on the south side maintained. He hopes that Galella can still put up buildings with these conditions. He stated that there is very little traffic on Wood Duck currently and would like to see it stay that way.

Vicki Leistikow, she is an adjoining neighbor and she would like to see the Committee go along with the Town of Merrill's recommendation. She is not against the buildings being built there though.

Saal read into the record the recommendation from the Town of Merrill from their 6/10/13 Town Board meeting where they recommended approval of the request on a 4-0 vote with one absent. The conditions that they recommended were that there is a 100 foot vegetative buffer on the south side of the property and that the driveway access/entrance be from Prairie Crest Ln (driveway is proposed off of Wood Duck Ln.)

Saal closed the public hearing for the Conditional Use request. There was further lengthy discussion by the Committee & staff regarding the depth of the screening/buffer and the zoning district.

Motion by Saal, seconded by Rusch to APPROVE ON CONDITION the Galella request.

CONDITIONS:

- 1) The driveway comes off Prairie Crest Ln.
- 2) No more than three buildings are allowed totaling no more than 84 units. Requests for additional units or buildings shall require conditional use review.
- 3) The regulations listed under 17.3.08 (1) "personal storage facilities" shall be incorporated as conditions of approval.
- 4) A "landscaped bufferyard" meeting the standards of 17.5.05(2) shall be maintained to a depth of 60 feet from all property lines to the south & east adjacent to residentially zoned properties with coniferous seedlings planted where none exist.
- 5) Exterior lighting standards contained within 17.5.04 shall be adhered to.
- 6) A stormwater management plan, approved by the Department, shall be implemented and maintained.

Motion carried all ayes.

6. Department Report - Committee reviewed & discussed some of the items on the Compliance report.

Committee reviewed the financial report and put it on file.

Hanson stated that they have almost completed going through the proposed changes in the Shoreland Ordinance and she feels that they are ready to have some public informational meetings set up before having the public hearing and finalizing the changes. She would like to proceed with the informational meetings having one in Tomahawk & one in Merrill possibly in July.

7. Confirm next meeting/public hearing date – Tentatively July 11, 2013 – Date confirmed. Tours will be at 1:00 p.m. with public hearing scheduled for 2:30 p.m.

Before adjourning Bailey had asked the process that the County follows in notifying the township of new home construction because he's not sure Harrison's assessor is getting all of the information. Hanson said that in the unzoned townships some of the new home construction wouldn't need a Land Use Permit if they are outside of "shoreland" but they would require a sanitary permit from the County and a Building Permit from the Building Inspector employed by the town. June Winters then explained how she distributes this information to the townships.

Bailey also shared that he has received some information on "Coordination" between the townships & the upper levels of government and asked if it could possibly be discussed at a future Committee meeting.

8. Adjourn - Motion by Pike, seconded by Saal to adjourn at 3:28 p.m. Motion carried all ayes.

Minutes prepared by June Winters