



**PLAN AND REVIEW COMMISSION MEETING
MINUTES FOR 01/05/2011
TOWN OF SPIDER LAKE, SAWYER CO, WI**

Meeting was called to order at 6:15 p.m. All Planning Commission members except Ross present as identified in the Public Hearing immediately preceding the PR&C meeting.

Pledge of Allegiance

Approval of the minutes of the November 10, 2010 Public Hearing and PRC Meeting. Motion to Approve by Brandt 2nd by Cerman MC

New Business

1. Possible amendments to the Zoning Fee Schedule

Boss distributed a proposed Fee Schedule suggesting changes primarily for conditional use permits, special uses, variances and platting. Increases were suggested to reflect increasing costs of publication and reflecting the level of work required to review and prepare certain matters. He also proposed that the Town reconsider refunding portions of the permit application fees in instances where permits are denied, again due to the costs associated with the review.

Such things as Alternative or Renewable Energy System permits should start around \$200 and not anything less was a suggestion from Brandt. The members will consider the proposal and this will be discussed at the next meeting.

2. Consideration of amendments and additions to definitions

There was discussion about the need to update definitions to take into consideration what should be considered a "structure" for zoning purposes. This discussion was triggered in part by the lengthy discussion of parking lots at the November 2010 meeting. Also in reviewing zoning ordinances in the state, there are a number of definitions that might further clarify developing issues. This included discussion of the concept of "improvements" to property, the definition of a "point symbol", etc.

Discussion will continue at the next meeting.

3. Notice regarding proposed changes to County Private Sewage Ordinance

Hucker commented on proposed changes to the County Ordinance that already was discussed with the Town Board.

Old Business

1. Boss reported on continuing discussions with a representative of Mr. Andre regarding the placement of a brush pile as a barricade near the intersection of Brandt Rd. and Upper A. The owner agreed to remove the brush pile in the spring and replace it with a gate outside of the Town ROW. He asked for a few months to put in the gate due to weather. Boss was advised this solution was acceptable and the work should be done by June 1, 2011 or the owner should contact him and explain the reason for any further delay beyond that point.

2. The Commission received an update regarding the County's decision to defer action on the concept of allowing Cluster Developments. They presently are not allowed at the County or Town level. This will be discussed at future meetings as circumstances develop.

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Zoning Administrators Report

1. 2010 Year End Report

Boss gave out the permit totals for the year. Permit totals for 2010 were about the same as 2009, with a heavier emphasis on remodeling in 2010.

Motion made to adjourn by Brandt
2nd by German
MC

Adjournment at approximately 8:00 P.M.

Minutes submitted by Secretary Kathy Overman