

**TOWN OF SPIDER LAKE, SAWYER CO, WI
PLAN AND REVIEW COMMISSION MEETING MINUTES 08/04/2010**

Meeting called to order at 6:05 p.m. by Hucker. Commission members Brandt, Woods, Cerman, Ross and Acting Secretary Overman were present.

Pledge of Allegiance

Minutes of the meeting July 7, 2010 were reviewed. Motion to approve the minutes made by Ross, 2nd by Brandt MC

New Business

1. Cluster Developments- Proposed Amendment to County Zoning and Subdivision Control Ordinances to allow for consideration of cluster developments. The proposed amendments as well as a copy of the town's and county's subdivision control ordinances were provided. It appears that the county is considering these amendments in part because many of the comprehensive land use plans make general reference to the concept.

The commission members were asked to consider the proposed amendments and to make a recommendation to the Town Board in September. Discussion focused upon how changes allowing for cluster development, if accepted, would impact other provisions of the zoning ordinances, subdivision control ordinances and land use planning.

It appears that there are a lot of open questions raised by the draft forwarded by the county.

2. "Coordination" Decision – Impact on Local Planning

The Chair reported on an Attorney General opinion indicating that towns cannot require other units of government to engage in "coordination" but have the statutory powers to engage in planning and zoning.

3. Changes in State Platting Law

The Chair reported on a summary provided by the Wisconsin Towns Association regarding changes in the platting law. Time limits have changed and there are a number of other changes. Hucker will forward the information to the Zoning Administrator to see if we need to amend the town's ordinances due to this statutory change.

Old Business

1. Continued discussion regarding alternate energy or renewable energy standards under the Land Use Ordinance.

Jack Cerman led a discussion regarding draft language for the development of standards for the issuance of conditional use permits to allow for the development of alternative energy or renewable energy systems within the town. This would include but not be limited to solar, wind energy, geo-thermal, certain wood burning and producing digester systems.

The draft was discussed in detail and a number of suggestions were made for what information should be part of any conditional use permit application. The commission also discussed how the draft language would be integrated into the zoning ordinance. The information discussed will be forwarded to the Zoning Administrator for suggested input and will be discussed at a future meeting.

2. Status of proposed amendment to 4.3 (D) Driveway and Private Road Regulations.

The commission anticipates that the Zoning Administrator will have final draft language at its next meeting.

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3) Signs update

A number of realtors were contacted and are bringing their signage into compliance with the town's ordinance. Cerman reported that he had connected with people on his road and signage is being brought into compliance on a cooperative basis. Cerman requested that J. Overman provide him with updated pictures.

Adjournment

Motion to adjourn made by Brandt 2nd by Ross MC

Minutes submitted by Secretary Kathy Overman