

## **Planning Commission Meeting June 3rd, 2010 7:00 pm**

Attendees: Susan Keachie, Joni Brooks, Fred Schlicting and Max Taubert

Members of the Public:

Patty Stemwedel, Mary Beth, Dave, and Sam Tillmans, Ernie Korpela, Dennis Edwards and Henry Arent

Minutes from the meeting of 5-6-2010 were read. Fred made a motion to approve and Max 2<sup>nd</sup>. All were in favor of approval.

Updates:

Review of the Permit Application for James and Patti Stemwedel. The Stemwedel's are requesting a permit to park an RV year round on an AG1 zoned parcel on Lakeview Dr. There is some confusion about the lot size and after talking to Rob Shierman in the Bayfield County Zoning office it was cleared up. The ownership of an adjacent parcel was transferred to the Stemwedel's creating an illegal lot. Doug Kasena will be overseeing the fusing of the two parcels which will create a legal lot within the guidelines of the County's allowable use for the RV parking. Patti explained that she and her husband are in the process of moving permanently to that location and will be parking the RV there during the transition. They plan to begin construction of a new home next year.

After some discussion, Susan made a motion that the Commission approve the Permit for a 3 year period at which time it would have to be reviewed for any extension. Fred 2<sup>nd</sup> the motion and all were in favor.

Review of a proposal by Ernie Korpela for a trade between the Town of Bell and Dave and Mary Beth Tillmans a slip owned by the Town for some beach front owned by the Tillmans:

The Tillmans currently lease the slip from the Town for \$4000/year.

Definition: Accretion = the opposite of erosion; where land is formed by the action of the Lake.

WI. Riparian rights include: see attached document copied from "Wisconsin Water Law: A Guide to Water Rights and Regulations"

Everyone noticed quickly that the Plan Commission members had not received a complete package of Exhibits referred to in Mr. Korpela's proposal. Mary Beth went and made copies for everyone to refer to.

Dave Tillmans and Ernie Korpela answered Commission members questions about the origination of the land ownership, location of the parcels, and there was discussion of various pro's and con's to the proposal and outlined in Ernie's proposal and brought up by the Commission.

Dave noted that there soon needs to be major reconstruction on the breakwall and that the Town's dollars may be better spent in improving the Town of Bell Marina. The trade would also keep the 2 marinas separate although contiguous and allow the Tillman's business to be self-contained.

Ernie feels that the Town is better served by ownership and control of the beach being traded than in the boat slip, which very few town residents benefit from. He also feels that Town ownership will control any development that could occur on the beach in that location. Ernie previously campaigned against the sale of the slip to the Tillmans but feels that the trade is in the best interest of both parties.

Members of the Public; Dennis Edwards and Henry Arent were both in favor of the proposed trade.

Members of the Commission decided not to make a recommendation at this time. Factors for this decision included not have received the associated Exhibits before the meeting with time to review and that Ray Keiwet the Plan Commission Chairman was not able to attend the meeting.

The Commission also would like to review the following items before a recommendation is made to the Town Board:

1. The Commission would like to hear from the Harbor Committee about their opinions and future plans for the Town of Bell marina.
2. Members of the Commission would also like to review the other leases that the Town has for slips and the shops at the Marina and is unclear whether the leases are with the Town or the Harbor Committee.
3. If possible they would like to look at the long range plan of the National Park Service for the Meyers Beach area as it may influence needs in the Cornucopia harbor.

Susan made a motion that the meeting be adjourned. Joni 2<sup>nd</sup> the motion and all were in favor. The meeting was adjourned at 9:05 pm.

The next meeting will be on Thursday July 8th at 7 pm at the Community Center.