

Zoning Ordinance Review Committee
May 20, 2011

Present: Don Lefebvre, Jerry Flottemesch, Dave Knopf, Brad Grant, Roy Smith, Larry Knutson, Patty Swenson and Debi Moltzan.

Chairman Flottemesch called the meeting to order at 9:00 am. Debi Moltzan took the minutes.

Lefebvre made a motion to approve the minutes from the April 21, 2011 meeting. Knopf second. All in favor. Motion carried.

Flottemesch stated that the final drafts of the SSTS Inventory Program, Water Oriented Structures, Setback Averaging and Impervious Surface were included in the packets for review and that if there was no further discussion or changes, there should be a recommendation to forward to the Planning Commission for public hearing.

Swenson stated that the SSTS Inventory Program would be introduced to the Planning Commission, but since it was a policy, only the County Board of Commissioners would be acting on that item. Lefebvre made a motion to recommend that the SSTS Inventory Program language be forwarded to the County Board of Commissioners with a recommendation for approval. Knopf second. All in favor. Motion carried.

Water oriented structure language was reviewed and discussed. Knopf made a motion to recommend that the Water Oriented Structure changes be forwarded to the Planning Commission with a recommendation for approval. Lefebvre second. All in favor.

Setback averaging was discussed. Flottemesch stated that Ray Vlasak called him to inform him that he would not be in attendance at this meeting, but wanted to voice his opposition to setback averaging on conforming lots located on recreational and natural environment lakes. Discussion was held as to how setback averaging would be better than the string line, how many instances the setback averaging would be used on a conforming lot and how impervious lot coverage would be affected by the setback averaging. Lefebvre made a motion to recommend the setback averaging and impervious surface coverage language to the Planning Commission for approval. Knopf second. All in favor. Motion carried.

Accessory structures were discussed. Swenson explained the regulations for accessory structures, how it was changed and why and the nightmare of enforcement. Swenson introduced language that she felt would alleviate some of the enforcement issues, still accomplish what the intent of the Ordinance is and still allow the property owner the right to use his property. The language was discussed in length. Lefebvre made a motion to place this item on the agenda of the next meeting for discussion by the entire committee. Knopf second. All in favor. Motion carried.

Private home rental was discussed. Swenson stated that the resort community has concerns with people renting out their homes on a week-by-week basis and that they do not have to abide by the same standards as resorts. Resorts want the County to regulate this, but Swenson stated that this would be a policing nightmare. The Resort Subcommittee is working on language. Discussion then turned to existing resorts, how to save the existing resorts; yet reduce density and docking issues.

Language changes on subdivision was included in the packets, but not on the agenda. Swenson explained the changes and why they were needed. Discussion was held on the changes and the consensus of the Board was to further discuss this at the next meeting of the entire committee.

Back lots were discussed. Smith and Swenson explained the request for smaller back lots and how they would be handled, the recording of the smaller lots by deeding them together with a lake lot, and how this would benefit the lake. Further discussion was held as to whether or not the back lots should be included in lot area for calculating impervious surface coverage on the lakeside. Research would be done as to how other counties handle smaller back lots and information would be included in the next packet.

Smith stated that a separate subcommittee should be formed to address mitigation. Mitigation is in place and is working, but felt that some of the mitigation choices and debits/credits should be readjusted. Consensus of the Board was to have Lefebvre chair the committee with Postovit, Smith, Grant and Johnson and committee members. The committee should work on this issue so that any changes could be implemented in the 2012 construction season.

Consensus of the Board was that the next meeting should be held after the Planning Commission and County Board meetings incase the items recommended to the Boards need to be revisited. A meeting will be set up for July with the following items on the agenda:

1. Private home rentals
2. Resort committee report and recommendations
3. Tech Panel (subdivision) changes
4. Back lots

Since there was no further business to come before the committee, Knopf made a motion to adjourn the meeting. Flottesch second. All in favor. Motion carried. Meeting adjourned at 10:20 am.

Respectfully submitted,

Debi Moltzan