

Watersmeet Township Planning Commission
Wednesday, July 10, 2019
Regular Meeting Minutes

Location: Watersmeet Community Center

Meeting called to order by Chairman Peterson at 5:00 PM

Roll Call:

Members Present: Jeff Wasson, Pete Peterson, John Cestkowski, Peggy Tuttle, Roy D’Antonio, Yvonne Clark, Paul Kemppainen

Members Absent: Jeff Zelinski, Craig Hesse. Craig informed Paul that he would not make meeting.

Approval of Minutes of May 8, 2019 Regular Meeting and June 5, 2019 Special Meeting. Motion by Roy and 2nd by Jeff. Motion Carried.

Approval of Agenda: Motion by Peggy and 2nd by Yvonne. Motion Carried.

Public Comment: None

Zoning Administrator’s Report: Dan Kline submitted the following applications for May-July 10, 2019
May 2019

Location	Owner	Structure
4922 Blair St.	Keith Williams	Covered Deck
19403 Fish Hawk Rd.	Jeffery Clay	Garage
19544 Hebert Rd.	Paul Lucas	Garage

June 2019

20305 Sunset Cove Rd.	Chris Hornung	Garage
3091 Poor Lake Rd.	Caroline Ruhl	SFD Additions
2030 Peninsula Ln.	David Youmans	Garage
3166 W. Duck Lake Rd.	Gary Allen	3 season room
19510 Clearwater Lake Rd.	Julie Chapman	Garage
21001 Old US 2 West	Steve Wermager	SFD
24066 Allen Lake Rd.	David Tinker	SFD & Garage
6481 Boat Landing Rd.	Chris Nehls	SFD Foundation
24200 Birch Lake Rd.	Paul Spiess	Garage
19266 Fish Hawk Lake Rd.	Deborah Sullivan	SFD
19150 Fish Hawk Lake Rd.	Bill Lenling	SFD & Garage
19321 Roddis Rd.	Jim Staples	Garage
6421 E. Beatons Lake Rd.	Paula Hill	Garage

	July 2019	
18022 E. Langford Lake Rd.	Franki Stepien	SFD
3169 Poor Lake Rd.	Nabeel Khan	Garage
27300 Tamarack Lane	Brian Evans	SFD & Garage

Zoning Requests for Variance

John Oliver Build Garage County Right of way distance
Brad & Rhonda Burlage SFD addition and Deck Property line distance

Old Business: Paul brought up the possibility of using some of the forms that had been created for the “new” ordinance and wasn’t sure if it could be modified to meet what is specified in the current ordinance. Julie Mathiesen asked the question if the penalty language fits the current form concerning Civil Infraction which has been acted upon by the Township Board. Yvonne Clark volunteered to help modify the created forms so as to meet the needs of Zoning Administrator.

New Business: Pete raised the question as to whether if all setbacks are met that a parcel should be considered conforming and not require a variance. The key issue is whether the 300’ depth of a parcel has to be met if all other requirements would make it conforming. There is no attempt to change the amount of frontage for conforming lots, whether it is the 150’ or 300’ amount. Pete raised the question as to whether if all setbacks are met that a parcel should be considered conforming and not require a variance. The key issue is whether the 300’ depth of a parcel has to be met if all other requirements would make it conforming.

Discussion was made concerning the non-compliance of Wait-Weinand on their short-term rental. Their advertisement states that two residences are available, the zoning ordinance only allows the rental of the main house. They were sent a letter concerning this last year and made no effort to comply with their permit limitations. Pete did bring out the fact that they were talking about expanding their septic capabilities when they had applied for the permit. They have not informed the Planning Commission of any changes that have been made to it. It is suggested that a new letter be sent from the Zoning Administrator stating that their ad needs to be changed and if they have increased the size of their septic system and have a new number from the Health Department they may be able to advertise for more occupants than in their original permit but can only advertise one dwelling for occupancy.

There was discussion about sending letters to all of those that the Planning Commission know are advertising short-term rentals and they come forward with their permits if they possess one. Greg and Yvonne can give the Zoning Administrator a list of those that they discovered while checking out various websites. If members of the Planning Commission are aware of people doing short-term rentals that are not advertising via the web, they are encouraged to give the Zoning Administrator the names as well. We are hoping to create a list of as many as possible those presently doing short-term rentals so that if ownership changes the Planning Commission can update the information and have it available for the public.

Peggy provided the commission about information concerning the gravel pit that is being considered on Old US East on the 80 acre parcel owned by the Gogebic County Road Commission. The Road Commission is looking for a site for gravel in Watersmeet Township. Peggy is concerned about the water quality, property values and the access road apparently being on the curve near the Watersmeet Trout Hatchery. Roy assured the commission that the county is in the exploration stage and has hired Coleman Engineering to look into the viability of the pit and the associated timber cutting. Peggy also provided the commission with a handout that shows reasons why a gravel pit could be denied. Steve Crable, a resident in the area of the proposed pit also expressed concerns about having a pit located near his property.

Adjournment: Motion by John and 2nd by Yvonne. Motion Carried. Meeting ended 6:30 PM.

Next Regular Meeting on Wednesday, September 11, 2019 at 5:00 PM

Submitted by: Paul D. Kemppainen – Planning Commission Secretary