

Town of Oulu
Regular Plan Commission Meeting
Town Hall
May 6, 2019 ~ 6:30 p.m. – 7:22 p.m.

The May 6, 2019 Plan Commission regular meeting was called to order at 6:30 p.m. at the Town Hall by Chairman Fred Strand.

Members present: Duane Lahti, Tonya Koehler Marjorie Lahti, Sandra Rantala, Frederick Strand.
Absent: Diana Reijo, clerk.

Motion by Rantala, second by M. Lahti to approve the agenda as printed and posted. Motion carried unanimously by voice vote.

Motion by D. Lahti, second by Koehler to approve the minutes of the March 4, 2019 regular board meeting as presented. Motion carried unanimously by voice vote.

Community Members as Pre-Registered – Oral and/or Written.

*No community members registered at this time.

New Business:

Election of officers:

Chairperson:

Motion by D. Lahti, second by M. Lahti to nominate Fred Strand as chairperson. Motion by Koehler, second by Rantala to close nominations and cast a unanimous ballot for Fred Strand. Motion carried unanimously by voice vote.

Vice-Chair:

Motion by D. Lahti, second by M. Lahti to nominate Sandy Rantala as Vice-Chair. Motion by D. Lahti, second by Koehler to close nominations and cast a unanimous ballot for Sandy Rantala. Motion carried unanimously by voice vote.

Special Use Application:

Review Special Use Permit application: Larry and Marjorie Falter for a mobile house on a 35-acre parcel in the NE ¼ SW ¼, section 29. Tax ID # 37242; zoned AG 1

Special Use Permit application:

- 35-acre parcel in the NE1/4 SW1/4 Section 29; 2515 Rankinson Road
- Place a mobile house
- The mobile house was manufactured on August 19,1976
- Parcel is zoned Agriculture 1
- Owners: Larry and Marjorie Falter

Findings:

- Parcel size is 35 acres
- Parcel is zoned Agricultural 1
- Parcel Future Land Use Class is Rural Moderate Residential
- Rural Moderate Residential allows the maximum density of 1 building unit complex per 5 acres
- The mobile house is already located on the parcel and is a second primary residence on the parcel
- The Special Use Permit application to keep the mobile house for a second primary residence on this parcel is consistent with the Zoning Classification and the Future Land Use Class for the parcel.

Plan Commission Recommendation:

- Approve the Special Use Permit application with the following conditions as supported by the Findings.
- Conditions:
 - No change in the project construction type (new construction, mobile house, manufactured house, recreational vehicle) is allowed without review by the Town Plan Commission and approval of the Town Board.
 - As per the Town's Comprehensive Plan, the exterior of the structure from the base of the mobile house to the ground level must be enclosed within 1 year.
 - The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Motion by D. Lahti, second by Rantala to approve Larry & Marjorie Falter's Special Use Permit application with the following conditions as supported by the Findings:

- No change in the project construction type (new construction, mobile house, manufactured house, recreational vehicle) is allowed without review by the Town Plan Commission and approval of the Town Board.
- As per the Town's Comprehensive Plan, the exterior of the structure from the base of the manufactured house to the ground level must be enclosed within 1 year of the placement of the manufacture of house.
- The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Motion carried unanimously by voice vote.

Review Special Use Permit application: Special Use Permit application: Isaac and Jennifer Dull to build a house on a 40-acre parcel in the SW ¼ NW ¼, section 14. Tax ID # 26785; zoned AG 1

Special Use Permit application:

- 40-acre parcel in the SW1/4 NW1/4 Section 14; 73620 Muskeg Road
- Construct a new house
- Parcel is zoned Agriculture 1
- Owners: Isaac and Jennifer Dull

Findings:

- Parcel size is 40 acres
- Parcel is zoned Agricultural 1
- Parcel Future Land Use Class is Agricultural Core
- Agricultural Core allows the maximum density of 1 building unit complex per 35 acres
- There is an existing cabin which is currently being used as primary residence on the property
- The Special Use Permit application to build a house which will replace the existing cabin which is currently being used as a primary residence on this parcel is consistent with the Zoning Classification and the Future Land Use Class for the parcel.

Plan Commission Recommendation:

- Approve the Special Use Permit application with the following conditions as supported by the Findings.

➤ Conditions:

- No change in the project construction type (new construction, mobile house, manufactured house, recreational vehicle) is allowed without review by the Town Plan Commission and approval of the Town Board.
- The existing cabin on the property may not be used as a second primary residence on the parcel or for short term rental
- The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Motion by Rantala, second by Koehler to approve Isaac/Jennifer Dull's Special Use Permit application with the following conditions as supported by the Findings:

- No change in the project construction type (new construction, mobile house, manufactured house, recreational vehicle) is allowed without review by the Town Plan Commission and approval of the Town Board.
- The existing cabin on the property may not be used as a second primary residence on the parcel or for short term rental
- The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Motion carried unanimously by voice vote.

Review Special Use Permit application: David Nolan to allow short-term house rental on a 40-acre parcel in NE ¼ SE ¼, section 11. Tax ID # 26735; zoned AG 1

Special Use Permit application:

- 40-acre parcel in the NE1/4 SE1/4 Section 11; 74315 Airport Road
- Allow short term rental of an existing house
- Parcel is zoned Agriculture 1
- Owners: David Nolan

Findings:

- Parcel size is 40 acres
- Parcel is zoned Agricultural 1
- Parcel Future Land Use Class is Agricultural Core
- Agricultural Core allows the maximum density of 1 building unit complex per 35 acres
- The Town's Comprehensive Plan does not address short term house rental
- The Special Use Permit application to allow short term rental of a house on this parcel is consistent with the Zoning Classification and does not conflict with the Future Land Use Class for the parcel.
- The owners will also have to obtain a short term rental permit from the Bayfield County Health Department

Plan Commission Recommendation:

- Approve the Special Use Permit application with the following conditions as supported by the Findings.
- Conditions:
 - No change in the permit application proposal is allowed without review by the Town Plan Commission and approval of the Town Board.

- The owners also have to obtain a short term rental permit from the Bayfield County Health Department and any other required County permits
- The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Motion by Rantala, second by M. Lahti to approve David Nolan's Special Use Permit application with the following conditions as supported by the Findings:

- No change in the permit application proposal is allowed without review by the Town Plan Commission and approval of the Town Board.
- The owners also have to obtain a short term rental permit from the Bayfield County Health Department and any other required County permits
- The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Motion carried unanimously by voice vote.

Review Town Uniform Dwelling Ordinance:

Discussion was held on adopting a Town Uniform Dwelling Ordinance. Motion by Rantala, second by Koehler to recommend that the town Board proceed with the adopting its own UDC ordinance and solicit proposals from UDC inspectors in order to better meet the needs of our Town property owners. Motion carried unanimously by voice vote.

Agenda item/s for next meeting:

Continue with UDC discussion.

Next meeting date/s:

Plan Commission regular meeting is scheduled for Monday, June 3, 2019, beginning at 6:30 p.m. at the town hall.

Motion by D. Lahti, second by Koehler to adjourn. Meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Marjorie Lahti, Clerk Pro Tempore

APPROVED: