

Zoning and Subdivision Ordinance Advisory Committee
March 7, 2014

Present: Ed Clem, Don Lefebvre, Dave Knopf, Marsha Watland, Larry Knutson, Roy Smith, John Postovit, Ray Vlasak, Harry Johnston, Jerome Flottesmesch, Mandy Erickson, Peter Mead, John Staldine, and Debi Moltzan.

Reorganization of the committee will be held once it has been determined whether or not Johnston was appointed to Shutz's position on the committee.

Lefebvre made a motion to approve the minutes from the February 27, 2014 meeting. Vlasak second. All in favor. Motion carried.

Non riparian lots within 200 feet of riparian lots

Prior to recent regulation changes, non-riparian lots needed to meet the size requirements of a buildable lot. The smaller back lots were intended for the substandard lake lots to acquire property across the road for septic systems and garages and help take the pressure off the lakes. Last year provisions were made to allow smaller lot, which had to be attached to the riparian lot by deed and had to be located within 200 feet of the riparian lot.

Questions have now arisen as to whether or not these lots should be reduced in size, eliminated or distance increased. Discussion included: should the distance be increased to 300-400-500 feet but still have some type of limitation so that someone from across the lake could not buy the substandard back lot; should the substandard back lots be eliminated and replaced with standard size lots (back lots are having guesthouses being built on them); the purpose of the lots is to get things away from the lake, whether garages, guesthouses or sleeping quarters; what an appropriate distance would be; and whether or not there is a problem with the regulation as is.

Knopf made a motion to leave this regulation as currently written. Vlasak second. All in favor. Motion carried.

Extraction of Materials and Minerals

This item will be discussed when Swenson is present.

Lot sized on Natural Environment Lakes

The issue of lot sizes on natural environments has been brought up due to the lack of development on natural environment lakes.

Postovit gave some background history as to how we derived at the size requirements we have now. Discussion was held on the two ways property can be developed: traditional lot and block subdivisions or conservation subdivisions. Discussion was held as to whether the current lot sizes are too restrictive for the individual that wants to split off one lot, not do an entire development.

The questions facing the committee are: is development slow due to economics or too restrictive restrictions; is there a problem with the lot size on natural development lakes; is there another development alternative to a conservation easement.

Discussion was held regarding the alternative to a conservation subdivision, which would allow the questionable land to be held in common interest ownership (if three owners, 1/3 ownership, four owners 1/4 ownership) with the better land being divided into individual lots, similar to a conservation subdivision, but allowing for ownership to the lake.

Vlasak made a motion to have a subcommittee work with the Zoning Office to come up with language for an alternative subdivision with reduced lot size with the balance of the lot in a conservation easement by interest ownership. Knopf second. All in favor. Motion carried.

A subcommittee consisting of Smith, Mead and Lefebvre with work with the Zoning Office and the DNR to come up with language to bring back to the entire committee.

The next meeting date is scheduled for Friday, April 4th, 2014 from 8:30 am until 10:30 am.

Flottemesch adjourned the meeting at 10:15 am.

Respectfully submitted,
Debi Moltzan