

ROUND LAKE PLAN COMMISSION REGULAR MEETING MINUTES

Tuesday, November 12, 2024

1. Call to order

The regular meeting of the Town of Round Lake Plan Commission was held at the Town Hall and virtually on 11/12/24.

The meeting was called to order at 6:31 pm by Ginny Chabek Don Stover as Secretary.

2. Certification of meeting posting – Posted on the website and Town Hall Posting Box.

Attendees - Ginny Chabek, Don Stover, Kimberly Kayler, Martin Hanson, Ed Haugen

Audience – Jeremy Hill, Pat Delaney, Gary Colbert (virtually), Todd Gould (virtually)

3. Approval of agenda – Motion to approve agenda: Kayler / Hanson

4. Approval of minutes for October 8th Regular Meeting and October 24th Special Meeting - Motion to approve minutes: Stover / Kayler

5. Audience recognition – Comments Only

None.

6. Discussion/Action: Final Plat Review for the Preserve. As part of the County Subdivision Plat request the applicant is seeking to submit for a plat consisting of 30 lots including 12 additional out lots. This request is for phase 2 only.

Ginny read details and conditions from the County Zoning Staff Report.

Jeremy Hill explained plans for Phase 2 of the Preserve and also a detailed overview of the entire project including roads, trails, docks, and 2 parks.

The “Storm Water Management Plan” for Phase 2 is not expected to be ready until December.

The MFL has been granted by the DNR.

The “Wetland Delineation Plan” for the roadways is in progress.

Lots will be staked to ensure that structures are at least 40 feet from wetlands.

Motion - To approve Final Platt with no conditions. Hanson / Kayler

Roll Call vote – 4 approve, 1 no, project should align with “Comprehensive Plan”

7. Discussion/Possible Action for a “Blanket SUP” for the Preserve.

Jeremy Hill discussed the delays that requiring separate “SUP’s” for each lot would cause.

Residences built on property zoned "Forestry, F-1" requires a Special Use Permit (SUP) per the Town's Association.

A sample of "Blanket SUP" requested by Plan Commission. Jeremy Hill is willing to make changes to satisfy concerns.

Motion – To follow existing "SUP" process and revisit issue in 12 months. Kayler / Hanson
Motion passed

8. Discussion/Possible Action: Continued work on the Room Tax Ordinance and Tourism Agreement.
Current agreement with HLVCB expires in December 2025.

Plan Commission will continue working on possible options for Room Tax Revenue.

A list of room tax revenues will be requested from the Town Treasurer.

9. Discussion/Possible Action: Updated Driveway Ordinance.

Wording of ordinance is confusing and not well defined regarding old vs. new driveways.

Grammar and spelling issues need to be corrected.

Motion – Plan Commission recommends ordinance is not ready as written. Hanson / Chabek

Motion passed

10. Update on Callahan/ Mud Lake District.

62% of riparian owners on Callahan / Mud Lakes were in favor of a "Lake District".

Petition filed October 11th with County.

Public Hearing was held November 6th.

County has 6 months to make decision on "Lake District".

11. Board Meeting Report – Ginny

Summary report sent to Plan Commission members.

No concerns or further discussion.

12. Correspondence for discussion only.

Busse Rd. Boat Landing bathroom issue. Port-o-Potty option.

Don Stover to present final Water Testing report to Town Board.

13. Schedule Next Meeting:

December 10th, 6:30pm

14. Adjourn:

8:34pm

Don Stover Recorder