

**Town of Oulu**  
**Regular Plan Commission Meeting**  
**Town Hall**  
**December 5, 2016 ~ 6:30 p.m. – 7:00 p.m.**

The December 5, 2016 regular Plan Commission meeting was called to order at 6:30 p.m. at the Town Hall by Chairman Fred Strand.

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

Motion by Rantala, second by Hamilton to approve the minutes of the July 5, 2016 regular board meeting as presented. Absent: None. Motion carried unanimously by voice vote.

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

\*No community members registered at this time.

New Business:

Special Use Application:

Review Special Use Application – Peter Hexum’s request to build a dwelling above the garage for friends and family (multiple principal structures per Bayfield County Zoning Ordinance in a combined parcel area). PIN: 04-038-2-48-09-36-1-04-000-10000 and 04-038-2-48-09-36-1-01-000-20000. Legal Description SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> and parcel in NENE S36T48NR9W; additional Legal Description N<sup>1</sup>/<sub>2</sub> SE NE in Volume 1058 page 65 of Deeds, 645.

Acreage: 20 acres combined

Special Use Permit application:

- Multiple principal structures on one parcel: 1 existing residence and converting an existing bunkhouse on second floor of garage into a residence
- Both structures are on a 12.82-acre parcel (#37158) that cannot be subdivided
- Adjoining second 6.91-acre parcel (#37156) is included on application to meet required 75-foot setback
- The county considers both parcels as one common ownership
- Both parcels are zoned Agricultural 1
- Both parcels are located in the NE<sup>1</sup>/<sub>4</sub> of section 36
- Owner/applicant: Peter Hexum

Findings:

- Parcel #37158 Future Land Use Class is Agricultural-Limited Residential which allows for 1 dwelling complex/10 acres
- Parcel #37156 Future Land Use Class is Agricultural Core which allows for 1 dwelling complex/35 acre
- Both parcels were created out of larger parcels after the Town’s Comprehensive Plan was adopted
- If the two parcels were combined into 1 parcel the parcel size would be 19.73 acres. A new parcel of this size would meet the Future Land Use Class for Agricultural-Limited Residential which allows for 1 dwelling complex/10 acres (2 dwellings on 20 acres)

- The next time the Comprehensive Plan is revised the Future Land Use designation for parcels in the NE¼ of section 36 should be reviewed for possible changes, and a definition/description of dwelling complex should be adopted.
- The Special Use Permit application to convert and expand a previously permitted bunk house on the second floor of a garage into a second principal residence is consistent with the Zoning Classification and the Town's Comprehensive Plan.

Plan Commission Recommendation:

- Approve the Special Use Permit application with the following conditions as supported by the Findings.
- Conditions:
  - Approve only the second floor of the garage for a second principal residence and limited to 800 square feet.
  - Strongly recommend that both parcels be combined into 1 parcel.
  - The Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.
- The next time the Comprehensive Plan is revised the Future Land Use Class for parcels in the NE¼ of section should be reviewed for possible changes and a definition/description of dwelling complex should be adopted.

Motion by Hamilton, second by Rantala to approve Pete Hexum's Special Use application for multiple principal residences on 1 parcel: 1 existing residence and converting existing bunkhouse on second floor of garage into a residence as supported by the Findings with the following conditions met: 1) approve only the second floor of the garage for a second principal residence and limited to 800 square feet; 2) strongly recommend that both parcels be combined into 1 parcel; 3) and the Town may periodically review the Special Use Permit to assure compliance with the permit conditions and the Town's Comprehensive Plan.

Absent: None. Motion carried unanimously by voice vote.

Comprehensive Plan: future changes needed:

- Section 36 NENE: change Future Land Use to Agricultural-Limited Residential
- Section 36 N½ SENE: consider Future Land Use change

Agenda item/s for next meeting:

None

Next meeting date/s:

Regular Plan Commission meeting scheduled for January 2, 2017, beginning at 6:30 p.m. at the town hall.

Motion by Strand to adjourn. Meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Marjorie Lahti, Clerk Pro Tempore

APPROVED: