

January 9, 2025

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:00pm by Mayor Jeff Hyslop.

Roll Call: Adam Grassl, John Hletko, Kim Schaffer, Mike Adamovich, and Mary Horant. Deb Brown absent. Also in attendance; Robin Ginner, Becky Bolte, Mike Sanborn

*Motion Horant, 2<sup>nd</sup> by Adamovich to approve the minutes of the 11/7/24 meeting. Carried, all.*

Mayor Hyslop moved agenda item c to the beginning of agenda.

c) Proposed Resolution #1052 by the City of Eagle River Expressing Support for The Sale of Riverside Park to Be Developed into Single- And Two-Family Residential Homes. Ginner presented that Vilas County has requested a resolution from the City showing support for the sale of property at Riverside Park, north of West Division, for single- and two-family residential dwellings. Holly Tomlanovich of Vilas County Land and Recreation was present and conveyed her support, citing site is underutilized. Discussion including who currently uses area for events. *Motion by Horant, 2<sup>nd</sup> by Grassl to recommend City Council adoption of Resolution 1052. Discussion on higher price point of proposed dwellings and need for green space. Carried on a roll call vote. Ayes: Horant, Grassl, Schaffer, Adamovich Nays: Hletko*

a) Public Hearing: Abundant Life Church is seeking a conditional use permit to establish an annex facility for their church to host programming for youth and other groups at 216 Capich Drive, Eagle River, per Ordinance Sec. 106-333: Uses permitted by conditional grant. (1) Churches, private clubs, fraternities and lodges except those whose chief activity is a service customarily carried on as a business. The property is described as Parcel 221-962, GL 04, Sect. 27, T40N, R10E, PRT GOVT LOT 4. Schaffer and Hyslop disclosed connections to the property and connection to the church but no financial interest apparent from either. Pastor Cheryl Dixon-Colburn presented the proposed plan to use 216 Capich as a youth ministry annex to Abundant Life Church. Dixon-Colburn reported the church is sensitive of the residential setting and will be respectful of neighbors with no late nights and no loud music, presenting anticipated hours not to exceed 9:00PM, and speaking of intention to install privacy fencing. Mayor Hyslop opened the public hearing at 5:25PM. Kara Petterson of 224 Capich spoke for neighbors of the proposed site. Petterson presented concerns with noise and who to contact with problems, Ginner provided City noise ordinance information and applicants assured Petterson that they could contact them directly. Fencing was brought up as a neighborhood concern, Dixons had presented in their opening statement a privacy fence would be installed. Petterson asked about property values, Mayor Hyslop answered with Assessor sets those values and does not anticipate fluctuation. Petterson expressed concerns of use, that this wasn't going to be a group treatment or troubled youth house with Ginner stating she didn't think city ordinance would allow it in single family residential. Mayor Hyslop stated the conditional use permit is for an extension of the church and they aren't asking for approval for this house to be used as a group home. Mayor Hyslop presented that the requested use isn't something new for the church, just a new arrangement on where it's done. Petterson relayed concerns about septic with Mayor Hyslop stating this is a conditional use permit and hooking up to the city sewer would be a part of the conditions. Hours of use were presented by Dixon-Colburn in the opening statement addressing Petterson concerns. Petterson asked about parking on the residential streets with Rob Dixon responding the parking lot at the church is sufficient for all cars. The annex will be designed to stay a "house" so if sold at a later date, it would be saleable as a house. Butch Fitzpatrick asked for clarification on what the conditional use permit means, "allowed with conditions", and believes the annex to be a vital community opportunity. With no other requests to comment, Mayor Hyslop closed the public hearing at 5:35PM. *Motion by Horant, 2<sup>nd</sup> by Adamovich to recommend to City Council approval of a conditional use permit to Abundant Life Church to establish an annex facility for their church to host programming for youth and other groups at 216 Capich with the conditions of: A privacy fence on the North and West side following city ordinance, hooking up to the city sewer by Labor Day, and providing a point of contact between the church and the neighborhood residents.*

*Discussion on privacy fence ordinance requirements and sewer connection deadline. Carried on a roll call vote, all.*

b) Public Hearing: PROPOSED ORDINANCE NO. 590: Short-Term Rental Licensing, addition of Article XII to Chapter 106 - Zoning, PURPOSE: To ensure that the quality and nature of the short-term rentals operating within the City of Eagle River are adequate for protecting public health, safety, and general welfare and to protect the character and stability of the neighborhoods within the city. Clerk provided an opening statement on reasons this ordinance is being proposed. Planning Commission members were given printed copies of all comments received prior to the meeting from: Audrey Emery- 614 N Hirzel, Cristin Logan – 119 Sherburn, Ric Riniker – 520 E Pine, Craig Pivar - 161 River St. Public Hearing was opened at 5:45PM. Alex Forer, Eagle River Getaways – 408 N Birch, asked why the requirement that single-family zoned residences cannot be rented out more than once in a seven-day period. Mayor Hyslop responding that the requirement was adopted into city code on July 11, 2023, and into Vilas County ordinance January 1, 2024, adding it was put into place to address complaints where issues arose with neighbors relating to change overs and the rule was put into place to protect neighborhood stability and order. Audrey Emery, representing 614 N Hirzel, voiced concerns over more fees with the additional \$200 renewal fee for licensing, adding to the \$250 they currently pay to Vilas County for annual health inspection. Hletko asked about the concern presented via written comments to Clerk, that AirBNB does not provide users with list including names of renters and addresses as required by the proposed ordinance 106-804(c)(5), concerned that we are proposing a law that asks a resident to provide something they themselves are unable to produce Bolte responded that Attorney Garbowicz did not want the requirement changed and that AirBNB would be able to supply this register of renter information if litigation came about, thus meeting the ordinance requirement. Dave Long - Wild Rivers Property Management asked via Zoom: Regarding the code of conduct, I assume this is a flexible term? We have a welcome guide with guest expectations at every property, but not a 'code of conduct.' Bolte responded that the Code of Conduct as proposed in 106-804 would not be something the city would need to approve or require a copy of, rather owner certification of compliance. This would be a document created by the owner/manager to provide renters that clearly defines owner expectations and informs the tenants of City of Eagle River codes. Grassl addressed the concerns presented via written comments to Clerk regarding the requirement that an owner or appointed manager must be located within 40 miles of the rental with contact information on file with city. Schaffer provided examples of why this is needed. For emergency purposes, someone must be designated as a local contact that knows they are the local contact. Bolte presented 2% fire dues cover the cost of fire inspections done by the Eagle River Fire Department. With no other requests to comment, Mayor Hyslop closed the public hearing at 6:13PM. *Motion by Hletko, 2<sup>nd</sup> by Adamovich to recommend to City Council the adoption of Ordinance 590 – Short-term Rental Licensing as presented. Carried on a roll call vote, all.*

d) Addition of City of Eagle River addressing to Vilas County Addressing Ordinance (Adam Grassl). Grassl presented as the Vilas County Land Information Director. Vilas County has been working with Ginner on addressing. Grassl would like to see a plan for addressing within the City. An addressing campaign was discussed to educate residents on the requirements for fire number house markings. Ginner and Grassl to work on formalizing an addressing plan.

*Motion by Horant, 2<sup>nd</sup> by Hletko to adjourn at 6:30pm.*

Becky J Bolte – Clerk