

Town of Townsend
Comprehensive Planning Commission Meeting
Tuesday, August 3, 2021

The Comprehensive Planning Commission for the Town of Townsend was called to order at 5:00pm on Tuesday, August 3, 2021 by Chairman Tim McGuire

Commission members present: Dan DeMoulin, Joanne Jones, Linda Adamczyk, Dave Exferd, Linda Ziegler, Tim McGuire. Absent: Ken Schwebke. 9 citizens

Confirm proper posting of meeting notices: the notice was posted at the Townsend Town Hall, Laona State Bank, Townsend location, Townsend Post office and www.townsendwisconsin.org, on Tuesday, July 23, 2021 and emailed to board members and additional copies were available at the meeting.

Jones made the motion to approve the meeting minutes from July 6, 2021, 2nd by DeMoulin – M/A

Conditional Use Permit – RBA Properties for a 1991 Friendship Mobile Home on parcel #042-232316634C. This is a 14x80 3 bedroom/2bath unit to be placed 2nd from the east facing County Highway T. The larger slope of land is more conducive to single wide trailers. Owner Ryan Beaber stated the unit will be moved to the site, resided and reroofed immediately, then the inside will be remodeled over the winter. The unit will sit on a solid poured slab with split faced cement block skirting, have a two car driveway and hooked to the park water and sewer. Adamczyk made the motion to accept the conditional use permit provided the improvements are made by spring, 2nd by Jones – M/A

Conditional Use Permit – RBA Properties for a 1993 Dutch Mobile Home on parcel #042-232316634C. This is a 27x44, 3 bedroom/2 bath unit to be placed on the west lot facing County Highway T. This lot is level and can contain a double wide unit. Owner Ryan Beaber stated the unit will be moved to the site, resided and reroofed immediately, then the inside will get new flooring and paint. This will have a new 10x12 deck and 8x8 entrance installed. The unit will sit on a solid poured slab with split faced cement block skirting, have a two care driveway and hooked to park water and sewer. DeMoulin made the motion to accept the conditional use permit provided the improvements are made by spring, 2nd by Exferd – M/A

Beaber was asked by the commission about his plans for the mobile home park. He said his first priority is to clean up the yards. The requirements on the new lease provide the home owners with stipulations in accordance to the Wisconsin Housing Alliance. In the case that an owner wants to sell, RBA Properties would purchase and upgrade, getting away from the flat roof trailers. Beaber stated the water and sewer provides for 20 units, however, they will upgrade the lines in 2022.

Short Term Rental Procedures: As a continuation of the July discussion, Chairperson McGuire stated that the purpose of an ordinance would be for public safety and what the town could do or needs to do when problems arise. Dawn Herlache, former owner of Birchwood Resort, stated that rental businesses follow state guidelines and endure regular annual inspections. Kay Efsen, who using VRBO to rent her property states they have to maintain standards and the fees they pay to these rental agencies go to the state. Beaber stated that his short-term rental business is much more lucrative than his long term, just because the short term may pay more, and takes better care of the property. Pam Pedersen, Trail's End Motel, stated that those not going through a rental agency may not be following guidelines, but then

should fall to the responsibility of the state. Carla VanCamp stated that, as a member of the Oconto County Economic Development Corporation, they are working on a blanket ordinance to enforce county wide. Linda Adamczyk who attends the 7-Town Committee board meetings, stated this has been brought up, but will make sure it is on the next agenda. McGuire said that since the OCEDC is spearheading this, then our discussions should be tabled until we get information from them. Adamczyk made the motion to table the Short-term rental discussions until the May 2022 meeting, 2nd by Jones – M/A

2022 Comp Plan Board Members: There are three members whose terms come up at the end of 2021; Linda Adamczyk, town board rep, Linda Ziegler, Secretary and Dan DeMoulin, who currently is the Vice Chair. All three have agreed to continue on the Planning Committee for another 3-year term which would conclude in 2024.

The next board meeting, if necessary, will be Tuesday, September 7th, 2021 at 5pm.

Motion by DeMoulin to adjourn at 6:00pm, 2nd by Exferd – M/A

Minutes Approved February 1, 2022
Linda Ziegler, Secretary