

Town Board meeting September 12th, 2005

Steven Parent called the town board meeting to order at 7:00 PM in the meeting room at the town hall. Present Steven Parent, James Parent, Peter Jacobs, Barbara Anschutz, Robert Schultz, Jane Pluff and 7 visitors. Absent Lois Pluff.

Clerk verified posting. Motion made/second Bob/Barb to accept the agenda. Carried.

Accept minutes- Motion made/second Bob/Barb to accept the minutes. Carried.

Accept treasure report- Motion made/second Peter/Jim to accept the treasure report. Carried.

Citizen input- Mary Ann Johnson stated that she has all the history of Baileys Harbor put on DVD'S in the library. She had a copy of the engraving for the buildings of historical naming. The owners of the building would have to want this before they would furnish the history of the building.

William Hanusa Petition for zoning amendment- Bill was present along with his attorney. He would like to have the zoning changed from Countryside to Commercial. There is a total of 24 plus acres. Jim asked if there was a proposed use for the land. He would like to do this for more parking. The County is planning to fix up County E from Egg Harbor to Logerquist Road next year and he will have to have more parking. Bill stated they are taking away parking in front of the building. Clerk had given the board a copy of the plan from the County. Bill owns two parcels. Bill stated at this point there is no proposed use for additional business. Peter said the Plan Commission past it up to the town board with recommendation to approve the petition. Jim asked what is the difference between Mix Commercial verses Countryside? Peter stated Mix Commercial will allow commercial uses where Countryside allows home businesses. PC Junction and Peninsula Pub are both zoned multi use commercial under the old zoning. Our Smart Growth calls for mix commercial in that area for the 4 - 40 acres sites on the corner. The town is not going to do the changing but the property owner will have to take the steps to try and have it rezoned. Jim asked if the Plan Commission has set any guidelines as to how to value them for zoning changes based on Smart Growth. He doesn't feel we should agree or disagree on the request because Smart Growth states this is what we would like in the future. Steve feels with more resources that we have we should have some goals. But right from the beginning of Smart Growth we have always talked about that being an area for growth. Motion made/second Bob/Barb to recommend to County RPC we are in favor of changing the zoning. Carried.

Russ Turco Petition for zoning amendment- Russ was present. His property is currently zoned Countryside and would like to change to commercial 9.7 acres. Countryside does allow the Winery that he has. They are a commercial operation in a Countryside zoning. The reason they would like the change is because of events normally associated with

wineries, where serving food with being catered. They have been having a problem in the neighborhood with this issue and he would like to have this put to the past. It is one parcel. They are license to be a winery and farm market. They prefer to operate within the law. Bob asked if he was ok with the parking? Russ stated they can park about 300 cars. At the special events they have park on the front of the property about 140 cars and in the back the rest. Bob asked about the County if they are ok. Board didn't think he had to ask about the parking because it was on his own property. They are required upon their square footage currently on gravel they can park 3 times the required amount along with 3 times the handicap spaces. They will continue to hold the 10 events no matter what the zoning is. Peter said the Plan Commission past it up to the town board because there was some mix-up with the meeting last week. They would go along with ever the town board decides. Motion made/second Jim/Barb to recommend zoning change to mix commercial. Carried.

Appoint Plan Commission members (2)- There were three people who are interested in the position. Chairman appointed James Schorer, Gene Stanis, and Carol Schmidt as an alternate.

County Board report Kari- Their last meeting was on Washington Island. The last time it was held on the Island was 3 years ago. There are two towns in Door County that has completed their plan. It is up to the town board how they want to bring the mapping into effect. Gibraltar will be bring their maps in for zoning change. Liberty Grove is doing it in sections. Steve asked where the County is at with their plan. County has to have their plan by 2010. Steve feels that every month or year that past's, the County is going to have a hard time trying to net all the plans together. Kari feels that the County should have all kinds of respect for the townships that have their plan done. The town has more authority than the County for mapping issues. Town can override the County on mapping. Peter feels we should have a meeting to discuss the smart growth plan more in detail about changing the maps. Donation to Soil and water from Coastal Management. They can increase their budget by \$430,000.00. There is an increase of 1 plus million in health insurance.

Mike Walker update on assessment- we don't need to talk about the present contract, we are contracted thru 2007. There are 1299 improved properties, about 1100 vacant. He has 236 improved to look at plus 236 vacant land left. That will take him thought September and the entire month of October will be spent pricing, it will put the notices into November and Board of Review either mid November or late November. If we have a lot of people coming in it could take into December to finish. Jane and Mike have been back and forth with this and not such a good ideal sending out the notices in November. He asked the board how they felt about it. Taxes should be out by the first week in December, Mike stated there are a couple of issues that are affecting this. He has 11 people so far that have made larger improvements without permits. He has found over 140 properties that have improvements on without permits, example decks, storage sheds. Mike stated the Rubbermaid sheds are not being made to get a permit. By charging \$100.00 for a permit some people are not going to pay that much. He had a picture where a house was a shed and now complete living quarters. Peter asked if the County

Planning Dept. is going to do something about it. Mike asked what kind of system do we want to put in place. A person on Kangaroo Lake had put on three additions under the roof overhang. He didn't feel he needed any permits for that. In North Bay there has been three additions to a house and none have permits. He feels the board should have some policy. Should he report everything and put it on a list give it to the County and let the chips fall. Planning dept in Sturgeon Bay said they want to change the fee cost, but RPC doesn't. Mike asked Kari where they are. Jim feels that it would be better to hit him with little things and than he has something to take to RPC. Steve asked if the 140 people didn't take out the permits does that put him at a disadvantage that you are not made aware of the improvements and the town's tax base is also affected. Mike said yes it does not do any good for the town. Peter asked if we need to look at the structure, and town start to issuing fines. Mike wants to be back on the agenda for next month. He feels to do just the new construction and splits for this year and all new assessment for next year. He would continue with the field inspections this fall and winter and have board of review for next year in late spring, early summer. Taxes are suppose to be out the first week in December by State Statutes. He will have a list and over the winter he will send out notices to get back into the houses. Board of Review for this year will be on October 18th, 2005 at 5:00 PM. to 7:00 PM.

Mike asked Kari if she had any feelings on the issue. Kari stated after the fact fees are now higher. Mike said anyone who puts up an addition with permits is basely cheating his neighbor. Peter we have people who are going by the law, and someone puts up something and don't pay anything until they get caught. He is looking at a 20 to 25% increase in everyone's assessment. That should put us very close to 100% valuation. Peter feels we should be pro active and have Mike give us a list of the people in the next couple of months. Some feel that the penalty should be much higher and than people just won't past it up. What is a \$200.00 fine when they have a 60 to 100 thousand addition with any permits.

Calab Whitney remove/plant trees south end town (water View)- There are a couple of dead trees on the property and if Jeff can cut them down they will plant the 5 cluster of birches. The BHCA has purchased the trees and they are doing the planting for the group.

Don sewer/fire dept. report- Complete report in minute book. He received a grant for \$67450.00. It can only be used for certain things and a record will have to be kept as what is spent by the fire dept.

Update on Bathrooms/soccer field at Rec. Park- The ad will be placed in the paper this week. It will run for two weeks. Bob said every thing has been donated, Harbor Construction, Parent Enterprise, Baudhuin Inc, Mike Parent, Kevin Peil, Bill Becker, Jim/Joe Parent. We will have to pay for the electric wiring, water line that will be put in place for future use. Who ever would like to get some wood is welcome to come out and cut and pick it up. Trees are marked as to which one's they want kept. A walking path will also be considered in the future. We will also have to purchase some cheaper fill.

Committee input- Bob reported the sidewalk by the Catholic Church is being repaired and also by the Blue Ox. The speed limit on Pine Drive is 45 miles per hour. It is in our ordinance as that and also we cannot lower unless we meet the correct guidelines of the DOT. We are going to leave Mill Street until the Storm sewer is taken care of. Peter stated Nickels has a problem with the handicap ramp, with the road issue. Bob suggested having Jeff take some stone and put in.

Barb- the broilers are in, should be up and running by the end of the week. Don't pay final bill until they are working. Barb wants to be called when they come up to complete the job.

Peter- we need to look very soon at the core area of the town and what we would like to set. Mariah should be getting the maps and plan together so we would all have a copy of the plan soon.

Jim- He called the DNR and it is consider maintenance at Kangaroo Lake so he went out and dug out the area by the ramp so boats can get out. It only took a couple of hours. The Kangaroo Lake Association is going to ask for additional buoys on the lake. They are coming to the Harbor meeting next week and the Town Board should also be there so hear the presentation.

Payment of bills- Motion made/second Barb/Peter to pay all bills, keep the bill for Air Control until the furnace is up and running and get ok from Barb. Carried.

Motion made/second Bob/Jim to adjourn at 9:30 PM. Carried.

Town clerk, Jane Pluff