

Plan Commission Meeting August 6, 2007

Calvin Oldenburg called the Plan Commission meeting to order at 7:00 PM in the meeting room at the town hall. Present Calvin Oldenburg, Dan Krowas, James Schorer, Ken Uhlhorn, Peter Jacobs, Douglas Smith. Absent Gene Stanis and Jane Pluff.

Appoint Cal Oldenburg as Plan Commission Chairman – Motion made/second Dan/Jim to appoint Cal Oldenburg as Chairman of the Planning Commission. Carried.

Deputy Clerk verified posting. Motion made/second Ken/Dan to accept the agenda. Carried.

Accept minutes – Motion made/second Dan/Jim to accept the minutes. Carried.

Set special meeting date to review map from Door County Planning Department – Meeting is set for Thursday, August 16, 2007.

Heidi Walters, parcel #002-02-06292843A, Petition for Zoning Amendment – Her property does not meet the three criteria for wetland, only the vegetation and that's because of the lake. There was some discussion of water level. If the water level would come back up, would it then be considered wetland? That would probably be the problem of the future owner. She would like it changed to Heartland 3.5. That's what would be in line with what's there. Heidi would like it rezoned to Heartland 3.5. All the proper forms have been filled out at the county. Motion made/second Dan/Ken to recommend to the Town Board that they write a letter to the County Planning Department recommending the change of parcel #002-02-06292843A from Wetland to Heartland 3.5. Carried.

Review Smart Growth Plan for the 1 to 3 year categories – Core of town has been discussed before. Big issue is still lots size for large land owners. Town probably shouldn't do an overall change to make it a smaller lot size. Best way to go about is to do it on an individual bases or if a group of landowners got together to do it. Most of larger land owners were in favor of smaller lot sizes. Baileys Harbor's largest minimum lot size is 10 acres. Sevastopol is 20, possibly 40. The idea behind larger lot sizes is to preserve openness, but it makes it really difficult for young people to stay in Door County. Commission will continue to review the categories and bring it back at the next meeting.

Committee input – None.

Motion made/second Dan/Jim to adjourn. Carried.

These minutes are subject to correction at the next regular monthly Plan Commission meeting.

Doug Smith, Deputy Clerk