

Town Board/Plan Commission Meeting November 5, 2007

Chairman James Parent called the Town Board/Plan Commission meeting to order at 7:00PM in the meeting room at the town hall. Present James Parent, Barbara Anschutz, Dale Williams, Robert Schultz, Peter Jacobs, Cal Oldenburg, Gene Stanis, Ken Uhlhorn, James Schorer, Danny Krowas, Jane Pluff and Douglas Smith.

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

Finalize 2005 Proposal of Core Area for Smart Growth – After revisiting the minutes of December 5, 2005, on establishing the core area of Baileys Harbor, it was discovered that the description was not in motion form. The Town Board and the Plan Commission reestablished what was decided at that meeting. Motion made/second Bob/Barb to make the core area be from County E to County Q and also from County E to include the 80 acres on the west side of Highway 57 to Summit Road, from there follow the section line to County EE, from County EE easterly to Highway 57 and northerly to County Q, as per established Dec. 5, 2005. Carried, with Jim Parent abstaining.

Review the areas for 1-3 years and make suggestions to start developing ordinances to keep the Smart Growth updated – Bob has received questions regarding a reduction in parcel sizes, mostly from farmers or former farmers who have a lot of land want to divide it up amongst children/relatives. A ten acre minimum lot size is too much. Jane is actually going through some hassle regarding this right now. Her lot of 40 acres isn't really a "true" 40 acres, so to divide it up equally between her 4 kids, they all would have less than the required minimum 10. Cal has been to meetings regarding this at the county. One recommendation from them was to have a group of property owners get together and apply for a new zoning class. However, Baileys can do an overlay that can change the minimum lot size. That's what was supported in the Smart Growth Plan. At the next Plan Commission meeting, this specifically will be put on the agenda and will be discussed in great detail. We'll also need to look at what classifications are available and possibly find out what bordering towns do. Town Board will take responsibility of dealing with the County.

From a business standpoint of future growth in the downtown area, Jim Schorer asked about safety at the Blue Ox intersection. It's very difficult to see, especially if making a left turn. Jim Parent said it has been looked at, and things may change during the construction in 2009. Ken Uhlhorn asked about the crosswalks. The town only has two legal ones, which is where the pedestrian crossing signs are. It would be nice to have more. However, for each crosswalk we have, we lose 4 parking spaces. Talks have been had with the churches and they said they'd rather have the parking spaces.

One thing mentioned in the Smart Growth is we need to get a contact for a town Historical Society. We also should appoint someone to the Door County Economic Development Corporation committees for attainable housing and technology.

It was asked if we should work with other towns on Smart Growth projects, but they're all in different phases of development, ranging from just starting to completion.

Since a lot of the 1-3 year categories have to do with zoning, we'll start with this next month. Following that, we'll take a section or issue per meeting to discuss in depth.

Committee input – Jim Parent explained why Gordon Lodge bypassed the Plan Commission and came straight to the Town Board. Basically they needed to streamline things so they could keep on their schedule and get to the county level as quickly as possible. It was a Conditional Use Permit that was essentially just a formality because it is a mod. Peter mentioned that the Door County Comprehensive Plan is working on an “inventory of resources.”

Motion made/second Danny/Jim Schorer to adjourn at 8:15PM. Carried.

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

Douglas Smith
Deputy Clerk