

Planning Commission Meeting January 5, 2009

Cal Oldenburg called the regular monthly Planning Commission meeting to order at 7:00PM in the meeting room at the Town Hall. Present were Cal Oldenburg, Ken Uhlhorn, Jim Schorer, Gene Stanis, Dan Krowas, Peter Jacobs, Douglas Smith and 4 visitors.

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

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

Citizen input – None.

Discuss/decide possible future variances for William Hanusa at PC Junction – Bill asked to be on the agenda because he had some concerns about having to apply for a future variance for his business. It's been a couple of years since he's come before the Commission, but at that time he left thinking there was going to be a joint meeting between the Commission and the Town Board. Bill was looking for a recommendation to be a 300 seat restaurant to bring it to the Town Board. At the time, the Commission said they have nothing to do with liquor licensing, but Bill feels they could put stipulations on him having a 300 seat restaurant. Cal explained that first of all, for any variances, you have to go to the County first. Cal asked Peter how the liquor license ordinance is coming along. Peter said the Town is still working on it. Peter explained that currently, the ordinance only allows 11 liquor licenses. Another thing they're looking at is, not necessarily to allow more liquor licenses, but to look at setting guidelines for 300 seat liquor licenses and a couple of other exception licenses. Nothing is set yet, but we're looking at requiring permits, documentation and certain other things. Bill explained that the guidelines put forth at the last Town Board meeting required that the operation be in one building and that, when you look at his operation, he's not one building. He has three buildings. He's wondering how much longer he has to wait for the ordinance to be completed. When it comes to whether Bill is going to need a variance or not, is dependent on whatever happens with the ordinance. Last year he put in an application that never got discussed and he received the Town's legal opinion and it never even came in front of anybody. He's coming back because he's already waited a very long time. And now he can't go forward until they finish the ordinance, which might take until March. He's wondering from a Plan Commission viewpoint, do they want him to have one large building at the corner of A & E, or do they like what's there right now. Dan Krowas said he doesn't care to see him lose the atmosphere that he has. But it comes down to whatever the Town Board decides with the ordinance. Peter said he thinks the Plan Commission isn't in any position to give a recommendation on this. Bill feels they do. Cal explained that they can't really squabble with the Town Board about what should be done at this point, since there's really nothing in front of us to review. Bill wants the Commission to be aware that Bill has these ongoing problems. Bill feels he's already been put under the gun as far as time constraints. He just wants it known that this is the way the Town is going with him. He has to do new construction or remodeling to make it work. He'll pursue to whatever standards they make him go to.

Discuss/decide recommendation to County of Door Planning Department in regards to allowing wineries/breweries in the Heartland Zoning District – The property in question in the letter (a copy of which can be found in the 2009 minute book), is in Liberty Grove. Cal doesn't want to see wineries/breweries be allowed overall in Heartland. The County Planning Department is just looking for input from Plan Commissions and Town Boards. Cal feels it's difficult to come up with some kind of recommendation. Gene and Jim feel there needs to be some kind of better definition of what they want to do. Dan said there's almost surely going to be some type of retail sale. Peter thinks they just want to know our experience with having wineries. Jim feels they have been good tenants. Baileys Harbor also does have quite a bit of Heartland. Cal doesn't want to see it be a permitted use in the Heartland district. Motion made/second Ken/Gene to recommend to the County that they do not change the permitted uses in Heartland. Carried.

Committee input/reports from County meetings, if any – None.

Motion made/second Dan/Ken to adjourn at 7:28PM. Carried.

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

Douglas Smith
Town Clerk