

Planning Commission Meeting October 5, 2009

Gene Stanis called the regular monthly Planning Commission meeting to order at 6:00PM in the meeting room at the Town Hall. Present were Gene Stanis, Jim Schorer, Kenneth Uhlhorn, Peter Jacobs, Douglas Smith and 3 visitors. Cal Oldenburg arrived at 6:09PM. Danny Krowas was absent.

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

Accept minutes – This packet of minutes includes a correction from November 5, 2007. Motion made/second Ken/Jim to accept the regular monthly minutes. Carried. Motion made/second Jim/Ken to accept the amended minutes from November 5, 2007. Carried.

Citizen input – None.

Terry Jerabek – Consideration of Door County Zoning Ordinance 3.15(6)(b) – Town of Baileys Harbor Special Development Requirements regarding use of metal siding in certain zoning districts – Cal Oldenburg arrived at 6:09PM and resumed his duties as Chair of the Planning Commission. Terry arrived at approximately 6:15PM. Terry introduced himself. He wanted to talk about this ordinance because the Town of Baileys Harbor is the only township that has this section in the Door County Zoning Ordinance. He's not sure how the Commission takes the word “corrugated” and would like some clarification. He interprets it as metal with continuous corrugation every 2 to 3 inches. He feels they put up beautiful buildings and they cannot put these in the commercially zoned districts. He is putting up a building at Stone's Throw Winery and they wanted steel siding. However, they were told by the zoning representative in Sturgeon Bay that they had to use vinyl or aluminum siding. They could not use any corrugated metal siding. Terry presented examples of the buildings they put up. They put up between 30 and 40 per year. The ordinance in question was enacted in 1998. Steel roofs are allowed. Terry can't understand how one township can accept this type of ordinance, when others don't.

Peter stated he may have problems putting this type of building up in other towns. Gene mentioned Ephraim requires you to have a white building. Cal said there would be a big problem trying to put up one the buildings in question in Ephraim. Terry asked what the Commission has against steel siding. Mark Stevenson, the building inspector for the Town of Baileys Harbor, disagrees with the ordinance, Terry stated. Terry would like to know how to change the ordinance. It has to go before the Planning Commission and make a recommendation to the Town Board. The Town Board would then have to review the proposal. Cal stated that once it's opened up to the corrugated siding, it opens it up to people who may not have as much taste as Terry's company. Terry would like an interpretation as to why wood and aluminum is allowed, but not steel. Peter stated it's because of the aesthetics. Terry is going to take some pictures around the county and township to show what it can look like. He will also have a written proposal. It will be on the Planning Commission agenda next month.

Gary Nelson spoke in favor of metal sided buildings, particularly on a basis of cost. Steel is cheaper. If you put a up a big wood building, the insurance companies would nail a person. He is in favor of allowing it, as long as it's done with proper aesthetics.

If the ordinance were altered at all, it would have to be done carefully. Jim stated it goes back to some type of architectural standards. Gene agreed and stated we'll have to consider that more. There would have to be a lot of thought put into altering this ordinance. Jim suggested getting opinions of neighbors of metal sided building. Cal asked if the Town Board would have to have a public hearing if the

ordinance was changed. The County would, but not necessarily the Town. Peter suggested putting this on the Town Board agenda for next Monday. Clerk will talk to the Town Chair about it. That way they could have a discussion about it. Cal said there might be some flexibility.

Recommendations for next month's agenda – Clerk stated we should probably take a look at the Smart Growth plan again next month, because there are some items that are supposed to be reviewed quarterly. Clerk will also gather more information from other municipalities regarding metal sided buildings. Cal suggested getting together with the Town Board to discuss it as well. Clerk will send a copy of his findings to everyone.

Motion made/second Gene/Jim to adjourn at 6:51PM. Carried.

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

Douglas Smith
Town Clerk