

Planning Commission/Town Board Meeting August 3, 2009

Cal Oldenburg called the joint Planning Commission/Town Board meeting to order at 7:02PM in the meeting room at the Town Hall. Present were Cal Oldenburg, Kenneth Uhlhorn, James Schorer, James Parent, Dale Williams, Robert Schultz, Peter Jacobs, Douglas Smith and 2 visitors. Gene Stanis, Dan Krowas and Barbara Anschutz were absent.

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

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

Citizen input, if any – None.

Discuss/decide Petition for Zoning Text Amendment from Liberty Park Development Inc. - This is being proposed by a developer who is making a bunch of lots. Proposed amendment would guarantee each lot is able to have a driveway. A single family lot could be as small as 90 feet, but there is also a portion of the ordinance that states no driveway may be installed on a lot smaller than 100 feet. Jim P. is wondering if it's a case of a developer wanting to change the rules to fit his situation, or if it's a case that the ordinance does contradict itself. Also, is the spacing requirement there because it's a state highway? Jim called the Town engineer. The State has override capabilities either way when it's on a state highway. Everyone agreed that there was not enough information provided to make a decision. Motion made/second Jim S./Ken to write a letter remaining neutral because of lack of information Carried. Motion made/second Dale/Bob to go along with the Planning Commission recommendation to remain neutral due to a lack of information. Letter will also state that the Board and Commission would be willing to look at this again, if provided with more information. Carried.

Discussion/possible decision on forming an Architectural Review Board for the Town of Baileys Harbor – Plan Commission has already had a meeting and discussed this. Turned it over the public comment first. Nick Wilson was in attendance. He doesn't want to see Baileys Harbor turn into Egg Harbor, so he's very much in favor of an Architectural Review Board. Other gentleman in the audience agrees.

Jim Schorer gathered information from other townships, copies of which are available in the 2009 Minute Book. Gibraltar has a draft document that has not been put into power. The people in authority are hesitant to pull the trigger. Cal explained that the Planning Commission had some concerns about restricting people's rights. They all agreed that they would like some control over what goes in, but didn't want to restrict people's rights. They didn't want to see it turn into an Ephraim kind of situation. Also, Ephraim has their own zoning. There was a general consensus that they didn't want to see the Town of Baileys Harbor get into their own zoning. Dale questioned if the County would have to amend zoning ordinances to meet our needs. The Town can create more strict requirements, but not looser. Jim S. explained that what prompted him to bring this up was the current condo project going on in Town and the amount of interest it generated. Nathan Nichols wrote a letter supporting an ARB. Jim S. read from a list of points, a copy of which is available in the 2009 Minute Book.

Jim P. agrees that government needs to offer some sort of incentive, rather than preventing something. He just doesn't want to see people forced into doing something like Nathan Nichols did on his own. Cal said that we have a situation now that if the Planning Commission does their, they can get buildings to go the way they want. He also mentioned that there really isn't an overall look to the Town; no specific style. We would have to have a separate committee.

Dale said that there are lot of historical buildings that he doesn't want to see go away. Where the current project is going on, it wasn't part of the original Town. There have been some historical buildings that have been torn down. He agrees there should be some sort of oversight, but to set up another committee would cause a lot of headbutting. If things are done tastefully to blend in, he doesn't have a problem with that.

Jim would much rather see, if this is to move forward, how people can be helped, rather than how they can be fought. He is tired of the attitudes that people have when you're trying to spend money in Town and improve things. He doesn't want to see things get so restrictive that anyone can tell anybody else how to do things. Dale agrees. He feels if there is input on any new development, why can't the Planning Commission handle it? It would have to apply to everything in a particular zone. The same rules that are given to the downtown area, shouldn't really apply to someone ¼ mile off the road in the country. Cal suggested possibly having an architect on call to get some input when projects come up.

Peter thinks one way to approach this is if the Planning Commission would want to start a volunteer subcommittee to start on some guidelines to go through the process of what Baileys Harbor buildings should look like. A closer look would also have to be given to what areas of the Town would be subject to the guidelines.

The general consensus is that people should be worked with, rather than against. Open discussions should be held to talk about general ideas with those directly affected by any particular project. It needs to be looked at as more of a “what can we do to help you” discussion.

The Planning Commission will continue the discussion at their next regular monthly meeting.

Committee input, if any – We'll have to a schedule a date for next month, or hold off until October, as the first Monday is Labor Day. Doug will be in touch with Cal.

Motion made/second Ken/Jim S. to adjourn at 8:12PM. Carried.

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

Douglas Smith
Town Clerk