

Plan Commission Meeting February 4, 2013

Gordon Rowley called the regular monthly Plan Commission meeting to order at 6:00PM in the meeting room at the Town Hall. Present were Gordon Rowley, Eugene Stanis, Carol Williams, Kenneth Uhlhorn, Peter Jacobs, Douglas Smith and 2 visitors. Cal Oldenburg and James Schorer were absent.

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

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

Citizen input – Lucy Klug asked if multiple occupancy development is the same as multi-family residential on the future land use map in the Smart Growth plan. Peter explained the difference.

Discuss/decide various Petitions for Zoning Text Amendments from the Door County Resource Planning Committee – Natural Features Maps – This amendment would allow the County to depict all of the natural features on one map. Motion made/second Carol/Ken to recommend approval of the text amendment relating to Natural Features Maps. Carried.

Parking – This amendment requires that an off-premise lot used for parking be zoned commercially or industrially or for the use being accommodated by that parking. It also requires an adjoining lot used for parking be zoned commercially or for the use being accommodated by that parking. It also allows “adjoining” lots which can be used for parking to include those that are separated from the lot containing the actual use by a right-of-way. Motion made/second Carol/Gene to recommend approval of the parking text amendment. Carried.

Multiple Occupancy Developments – This amendment would allow MODs in Core Areas to have slightly lower side yard setbacks than larger MODs. It would also allow for the (re)development of conforming MODs which will contain no more than two units, located in two separate buildings, via regular zoning permit, as well as limited redevelopment of existing conforming MODs via regular zoning permit. Motion made/second Ken/Gene to recommend approval of the MOD amendment. Carried.

Outdoor Recreational Uses – This change reflects how the categories have actually been used/applied in recent years. It also creates a new category for uses such as zip lines, paintball, etc. Some discussion was had as to whether the minimum lot size was too high. Motion made/second Gene/Ken to recommend approval of the outdoor recreational uses amendment. Carried.

Road setback in SF10 zoning district – This would make the road setback in the SF10 zoning district 25 feet, regardless of location, core or non-core, and regardless of class of road/highway. Motion made/second Carol/Gene to recommend approval. Carried.

Discussion on how to proceed with the implementation of the Smart Growth/Comprehensive Plan – It was suggested that we pull out the items that are listing as starting this year and divide them amongst the Commission. Doug will talk with Cal about this idea.

Motion made/second Ken/Carol to adjourn at 6:54PM. Carried.

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

Douglas Smith
Town Clerk/Administrator