

## Plan Commission Meeting November 4, 2013

Gordon Rowley called the regular Plan Commission meeting to order at 6:00PM in the meeting room at the Town Hall. Present were Gordon Rowley, Ken Uhlhorn, Carol Williams, Bill Nelson, Peter Jacobs, Douglas Smith, Jeffrey Sanders and 1 visitor. Gene Stanis and Jim Schorer were absent.

Clerk/Administrator verified posting. Items 7 and 8 will be switched around. Motion made/second Carol/Ken to accept the agenda with the change. Carried.

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

Financial report – At the end of October, we still have \$4,293 in the Smart Growth account. Next year, the Board approved a budget of \$5,000.

Citizen input – None.

Discuss/decide Application for Conditional Use Permit for Ray & Mary Spangler, 8006 STH 57, Parcel #002-22-0106 – Since 2 members abstained from this topic, leaving only two members able to vote, there was no quorum so no vote was taken, nor recommendation made on this item.

Conservation Subdivision Ordinance exercise and discussion – Jeff Sanders presented a conservation subdivision exercise and explained the difference between a regular subdivision ordinance and a conservation subdivision ordinance. The exercise included selected areas of secondary conservation, how much minimum preserved open space is wanted and whether it should be required or encouraged and minimum lot sizes. It also included such things as whether clustered wastewater treatment, community water systems and conservation CSMs should be required or encouraged. The final two questions involved whether or not to offer an affordability bonus and an alternative energy bonus. Jeff went through each section in great detail and collected the exercise after everyone had answered the questions. He will compile the information and come up with a first draft of the ordinance to present at December's meeting. A sample of the exercise is available upon request.

Recommendation to Door County Planning Department regarding lowering the maximum numbers of total days and consecutive days for temporary uses in the SF10, SF20, SF30 and HD zoning districts – The County is thinking about altering their ordinance regarding this topic and wanted input from their municipalities prior to moving it forward as a text amendment. Currently, the total number of days is set at 10 in “any one year period.” As for consecutive days, it is limited at 7 for any one event. The county is wondering whether they should change the tracking to a calendar year and reduce the total number of days to 5 or 7 and the consecutive number of days to 3 or 4, or leave things as they are now. Motion made/second Ken/Bill to recommend the calendar year method of tracking and leave the number of days the same. Carried.

Conservation Subdivision Ordinance exercise and discussion – Ken and Carol attended the recent informational meeting hosted by the County Planning Department. One of the topics covered was the one discussed prior regarding the temporary use changes. The County is drawing up a Farmland Preservation Plan which needs to be done by the end of 2014. Since it requires the same steps as a Comprehensive Plan, they decided to initiate their review of that as well. They gave the Town a map of current land use. We are supposed to note any changes on the map. Each member should stop by Doug's office at some point prior to late January to see if they feel any changes need to be made. The county is also working on wind ordinance, which would be more favorable for telecommunications and less favorable for wind energy.

Motion made/second Ken/Carol to adjourn at 8:18PM. Carried.

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

Douglas Smith  
Town Clerk/Administrator