

Plan Commission Meeting October 7, 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, Jim Schorer, Bill Nelson, Christine Salmon (alt.), Cal Oldenburg (alt.), Peter Jacobs, Douglas Smith and 9 visitors. Gene Stanis was absent.

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

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

Citizen input – None.

Discuss/decide Application for Conditional Use Permit for Wadzinski Family Trust/Gordon Parry, 2670 N. Kangaroo Lake Rd., Parcel #002-03-30302834E – Gordon Parry was present and explained that the property's conditional use permit for use an art gallery has expired. While the primary use of the property would be for a residence, he would hold periodic 2-3 day executive retreats in the barn that was formerly the gallery. There would be anywhere from 8-20 people per retreat. They would not be housed at the facility. It is currently under Heartland 3.5 zoning. The proposed use would fall under the "private school" category, which is permitted in that district with a CUP.

Transportation will be provided to the clients. They will be flown into Green Bay and a shuttle service would be used to bring them to the property. The barn is only usable during spring, summer and fall. The residence can be used year-round. A new well was installed in 1995, along with a holding tank. The holding was upgraded in 2005. Motion made/second Carol/Ken to recommend approval with the following conditions:

1. County sanitarian should verify that the holding tank is acceptable for the intended use
2. If approved, the permitted use would expire if Mr. Parry no longer owns the property
3. A Knox Box must be installed.

Motion carried.

Discuss the following items and establish priorities & budget: Wireless Tower Ordinance, Subdivision Ordinance, Personal Energy Ordinance and Historic Preservation Ordinance – Jeff Sanders of Community Planning and Consulting was in attendance and presented information on each of the four ordinances in great detail. Approximate costs for each one are as follows: Wireless Tower, \$1,000; Personal Energy, \$1,200; Subdivision, \$1,800 to \$2,200; Historic Preservation, \$2,000. Since the County will be rewriting their Wireless Tower, the Commission felt it best to hold off on it. This may also have an effect on the Personal Energy Ordinance as well due to wind towers, so the Commission will hold off on that as well. Historic Preservation will be worked on over the course of the next couple of years. For the next meeting we will begin the process of creating a Conservation Subdivision Ordinance. Jeff Sanders will be in attendance. For budgeting

purposes, \$5,000 to \$5,500 will be recommended to the Town Board for next year's budget.

Reports from meetings attended, if any – Gordon reported that he met with a group of Baileys Harbor business people who had been in talks for several months to learn how other municipalities in Northern Door County are pursuing economic development and about future development in our town. Gordon suggested to the group that as ideas/proposals develop, it may wish to consider how and when it decides to share them publicly, perhaps as citizen input or as a presentation to the Plan Commission.

Motion made/second Ken/Bill to adjourn at 7:55PM. Carried.

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

Douglas Smith
Town Clerk/Administrator