

Plan Commission Meeting February 3, 2014

Gordon Rowley called the regular monthly meeting of the Baileys Harbor Plan Commission to order at 6:00PM in the meeting room at the Town Hall. Present were Gordon Rowley, Carol Williams, James Schorer, Kenneth Uhlhorn, Eugene Stanis, Peter Jacobs, Douglas Smith and 7 visitors.

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

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

Citizen input – None.

Discussion on possible zoning change for John Anderson/Beantown Campground – The campground is on 2 parcels. The Future Land Use map in the Comp. Plan shows commercial at his house. The area he looking to change is actually the area around the metal building and pool. Some of the types of uses he had in mind would be dance classes, fish boils, summer day care and other possibilities. The intended uses would be both for campground users and the general public. Noise is already taken care of by local ordinance. He feels he has enough area for parking. The area in question is about an acre. He realizes that whatever use he decides on, there would be various different rules and regulations. It would be across from a residentially zoned area. If he decides to apply, he should be ready to address issues such as noise and traffic control. The proposed change doesn't seem to conflict with our Comp. Plan. It was also recommended that he should contact his neighbors to see how they'd feel about it. John will take the information from the conversation tonight and decide whether or not to apply for the change.

Discussion on possible variance for Joe LeClair/Square Rigger Harbor Motel – Joe sent a letter to the Plan Commission, a copy of which is available upon request, stating that he is looking to change about 350 square feet of a downstairs living room and bedroom into retail space to sell bird feeders. He complies with the County's parking compliance, but not the density requirements. It's a small, low impact business and would somewhat fit in with the fact that Baileys Harbor is a Bird City. Doug will email Joe and tell him the Plan Commission didn't see any major issues and he should apply if he wants to.

Continuation of discussion on first draft of Conservation Subdivision Ordinance – Mariah Goode and Rick Brauer of the Door County Planning Department were present. They took the original draft document to their department and had people write comments on it. There were quite a few conflicts and issues that they could see as it pertains to trying to fit into the Door County Zoning Ordinance. Mariah went through a history of the County's ordinance and what they have in place already that encompasses some of the things the Town is looking to do. A local surveyor, Brian Frisque was also present and expressed concerns about cost. Some of the other concerns that the County brought up involved administration, cost, and whether or not some of the things in the draft are really needed. Another issue that Brian mentioned was that one of the requirements was that a surveyor would actually have to go on neighboring private property to measure distance, which could potentially be a problem. After a lengthy discussion, Jeff Sanders (the consultant that drafted the ordinance) stated that he feels some of the items have been misrepresented and he would like to keep an open dialogue with all of the parties involved. Gordon

suggested that Plan Commission members sit down with both documents side-by-side to look for duplication and/or conflicts. The discussion will continue next month.

Reports from meetings attended, if any – None.

Motion made/second Ken/Carol to adjourn at 7:37PM. Carried.

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

Douglas Smith

Town Clerk/Administrator