

MaPlan Commission Meeting March 3, 2014

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, Carol Williams, Eugene Stanis, Cal Oldenburg, Ken Uhlhorn, William Nelson (Alt.), Peter Jacobs, Douglas Smith and 6 visitors. James Schorer was absent.

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

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

Citizen input – None.

Discussion on possible zoning change for Michael Cole/Iron Works Construction – Mr. Cole was not present, so this item was skipped.

Discussion/possible decision on potential changes to Door County Zoning Ordinance section 3.15(6) regarding corrugated siding – The current zoning code dictates that corrugated siding is not allowed in the SF10, SF20, SF30, SE, CC, MC, RC and HD zoning districts. This particular section was adopted in 1998 and the original intent was to ban the use corrugated siding in the downtown area. The reason zoning districts were used was because, at that point, there was no officially designated “Core Area” in a Comprehensive Plan. The issue is that naming all of those particular zoning districts may create a hardship as you move out farther away from the core of the town. Now that we have an officially designated Core Area, it may make more sense to request a text amendment to the County ordinance that bans these types of structures only in that area. This was originally brought to Doug’s attention by Hickey Bros. Fisheries. They would like to have a building of this type to work on boats out of the weather. Since they are in the RC zoning district, they can’t do it. They did provide a photograph of the building they had in mind. Motion made/second Carol/Ken to recommend that the Town Board start the process for a text amendment that would strike the zoning districts and replace them with “the Core Area as defined by the Baileys Harbor Comprehensive Plan.” Discussion: Cal mentioned the area around Kangaroo Lake that is mostly residential and whether these types of buildings should be allowed there. Most of the lots are currently zoned SF20. After much discussion, Ken withdrew his second and Carol withdrew her motion. Motion made/second Gordon/Carol to recommend that the Town Board petition the county for a text amendment to the zoning ordinance that would ban the use of these types of buildings in the Core Area specifically and allow them via Conditional Use Permit in SF10, SF20, SF30, SE, CC, MC and HD districts. RC and all other zoning districts would fall under the general county requirements. Carried.

Discuss/decide Application for Conditional Use Permit for Chris Warecki, Parcel Numbers 002-03-08302823C & 24A, STH 57 (no fire number assigned) – This conditional use would be for a zip-line operation in partnership with Todd Haleen on Chris’ property north of the downtown area. Todd presented the layout. The starting platform would be 35 feet. From there you would zip to a tree top landing that is engineered by a company that does this all over the world. There would be two tree top landings, the last of which would go over a pond. The company does come in to do a final inspection when everything is done, prior to anyone using it. There are new state guidelines coming out and they

will be built to those specifications. There is a magnetic braking system that automatically stops you so there is little risk. The property in question is bordered on the north and east by the Ridges Sanctuary. The other closest neighbor is Todd's father, Jeff. Each zip-line tour would require two guides who will be certified after taking a 40 hour training course by the same company that engineers the course. A small building would be built to include a unisex bathroom and a small office space. The bathroom will be plumbed in such a way that an additional bathroom can be added should the need arise. They are also working with Baudhuin, Inc. and the DOT to work on how to provide better access off of the highway. Motion made/second Ken/Cal to recommend approval of the Conditional Use Permit with the condition of providing proof of inspection to the Town when the project is complete. Carried.

Discuss/decide Petition for Zoning Text Amendment from Door County regarding the "temporary use" provisions of the Door County Zoning Ordinance (section 2.07) – We have talked about this once before when the County sent this through the get the Town's input on how to word the changes. Motion made/second Ken/Carol to recommend approval of the petition. Carried.

Update on Conservation Subdivision Ordinance – We will talk about this more at the next meeting after the Commission has more time to review the County's comments and Jeff Sanders' proposed document. We will also think about whether or not our own ordinance is really necessary since the County already has several things in place.

Reports from meetings attended, if any – Doug attended the DOT meeting regarding the resurfacing of STH 57. It will be done in fall of 2016 and is strictly a resurfacing project from County Q to Sister Bay. There is going to be another meeting on March 18.

Motion made/second Ken/Cal to adjourn at 7:15PM. Carried.

Douglas Smith
Town Clerk/Administrator