

Plan Commission Meeting February 2, 2015

Gordon Rowley called the regular monthly meeting of the Baileys Harbor Plan Commission to order at 6:00 pm in the meeting room at the Town Hall. Present were Gordon Rowley, Carol Williams, James Schorer, Kenneth Uhlhorn, Eugene Stanis, Peter Jacobs, Christine Salmon and 5 visitors.

Signed letter from Clerk/Administrator is on file stating agenda was properly posted. Motion made/second Gene/Ken to accept the agenda. Carried.

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

Citizen Input – None.

Discussion on Petition for Grant of Variance for James & Kristine Schorer, 2798 N. Kangaroo Lake Drive, Parcel Numbers 002-01-525302744 & 002-03-3032833B. Jim Schorer abstained from discussion and decision for this agenda item. Family cottage that is 100+ years old is sagging, with a 2-1/2" differential over a 3 foot distance as an example. A foundation is necessary to prevent further damage. Kristine explained that the building existed prior to current setbacks and cannot be moved to another location on the property due to wetlands, lake & property lines. She explained that the building will be lifted and a crawl space will be poured. There will be no change in the location of the cottage and no alterations to the footprint will occur. She presented a letter from the nearest neighbor who expressed no objections to the variance request. The property is used exclusively for personal use and is in compliance with the current Smart Growth Plan. Motion made/second Gene/Carol to recommend approval of the proposed variance request. Carried, with Jim Schorer abstaining.

Discussion on Application for Conditional Use Permit for David Geitner, 8422 State Highway 57, Parcel #002-03-17302824C. David explained that he purchased the hotel and cottages 10 years ago and demand from middle class families wanting to stay in Baileys Harbor has exceeded their capacity. He would like to build an additional 2-bedroom cottage on the existing Multiple Occupancy Development-zoned property. The proposed new cottage will use an existing driveway and will have a 40x20 gravel area laid for parking at the cottage. The Door County Sanitarian has indicated that the existing holding tanks have suitable capacity to accommodate the new structure. The propane, sewer, water, and electrical will be buried according to current codes. The new cottage will be ADA compliant and pet-friendly. It conforms to current zoning, conforms to the current Smart Growth Plan and is a continuation of, and expansion of, the existing use of the property. If approved, he is hopeful that construction will be completed prior to July 4, 2015. The Plan Commission requested that he be mindful of the Dark Sky program and to use downlighting wherever possible. Motion made/second Ken/Gene to recommend approval of the proposed conditional use permit. Carried.

Continuation of discussion on the draft of the Conservation Subdivision Ordinance. The draft document is very large. Working with the county's smaller plan and adding to it, rather than starting with the large document and removing items may be a better way of tackling it. We do not want to create too many barriers to development in town. Regarding preservation of open space – can we determine a % of open space to preserve in subdivisions? It can be used as an incentive for developers in the future. Next steps – receive current copies of the County Zoning & Land Division documents for review by Plan Commission members. Next meeting scheduled for Wednesday, March 18 or Thursday, March 19.

Reports from meetings attended, if any – None.

Motion made/second Jim/Ken to adjourn at 7:11 pm.

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

Christine Salmon