

## Plan Commission Meeting July 6, 2015

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, Carol Williams, Kenneth Uhlhorn, James Schorer, Eugene Stanis, Peter Jacobs, Douglas Smith and 4 visitors.

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

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

Citizen input – None.

Consideration of Petition for Zoning Amendment (SF20 to HD) for Elizabeth Hoffman, 7425 STH 57, parcel #002-03-31302832D – The property was purchased in 1994 and is 1.5 acres, on which are 3 structures; a house, a cottage and a garage. The cottage and house were built in the 1940s, with the garage being added in the 1980s. They would like to expand the cottage, which is 24x24' and has a bedroom, a small bathroom and a small kitchen. They would like to punch out the walls by about 12 feet to add bedrooms and expand the kitchen. The end result would be a building around 750 square feet. The septic can serve up to five bathrooms. Since it's a non-conforming property, they were presented with three options by the County. First, they could sign a form stating that they would not rent the cottage for less than 30 days at a time. Second, they could apply for a conditional use permit. And lastly, they could apply for a zoning change, which is the option they chose. The Plan Commission had concerns about this being considered spot zoning, as well as the potential for opening up other future uses of the property if someone else were to purchase it. Motion made/second Jim/Ken to recommend denial of the petition for zoning amendment and that the owner should apply for a Conditional Use Permit, which the Plan Commission will support without any further review. Carried.

Consideration of petition from Door County Resource Planning Committee to create a new chapter in the Door County Zoning Ordinance pertaining to communications support structures (towers) and related facilities – Mariah Goode from the Door County Planning Department was present. She explained that in 2013 as part of the budget bill, the state changed what you can and can't regulate regarding communications towers. Currently there are no regulations. The route that Grant Thomas, Door County Corp. Council decided to go was to include as a chapter in the Door County Zoning Ordinance. Exemptions can no longer be made based on height or who owns it. You also cannot have a different permitting process based on how tall a tower is. Aesthetics also cannot be taken in consideration. The only thing that can be taken into consideration is public health and safety. Motion made/second Jim/Carol to recommend approval of the new zoning chapter. Carried. The Plan Commission is also happy because this specific thing is an implementation item in our Smart Growth plan, so they are pleased to see the County going forward with it.

Update on Community Design Charrette application – We have been approved. Gordon thanked Mariah for all the work she did as well as Brynn Swanson for her work. The first payment has been made to the UW System as the guidelines state. The application that was submitted is available for review upon request.

Reports from meetings attended, if any – None

Motion made/second Ken/Carol to adjourn at 7:31PM. Carried.

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

Douglas Smith

Town Clerk/Administrator