

Plan Commission Meeting March 26, 2015

Gordon Rowley called a special meeting of the Baileys Harbor Plan Commission to order at 4:00PM in the meeting room at the Town Hall. Present were Gordon Rowley, Ken Uhlhorn, Carol Williams, Cal Oldenburg, Douglas Smith and 1 visitors.

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

Consideration of a Petition for Grant of Variance for Matt Koehler, 2666 N. Kangaroo Lake Drive, Parcel #002-03-30302834C – Matt was present to explain the request. He would like to add a garage to the existing house and the west side is the only option. The septic comes out the east side, the well is to the north and the south is just about right on the road. The proposed garage would be 18.5' feet away from the property line which is closer than the zoning allows. Drainage is to the north and east. There is a tree hedge along the lot line that goes right down the middle of the line. There are no structures directly adjacent to the proposed area. The Commission feels there is a hardship that is not self-imposed given the physical limitations of the property and there would be not be a negative impact on public interest. Also, the adjoining lot is already zoned as mixed use commercial so it's unlikely someone would build a house in that area. The existing landscape barrier helps to reduce visibility and also could acoustically help any noise by mitigating any noise from either property. It is consistent with the Town's Comp. Plan. Motion made/second Carol/Ken to recommend approval with the condition that the landscape barrier be maintained and any lighting be down-lighting. Carried.

Motion made/second Carol/Ken to adjourn at 4:28PM. Carried.

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

Douglas Smith
Town Clerk/Administrator