

Plan Commission Meeting January 4th, 2016

Gordon Rowley called the Plan Commission meeting to order at 6:00PM in the meeting room at the Town Hall. Present were Gordon Rowley, Carol Williams, Haley Adams, Jim Schorer, Peter Jacobs, Ken Uhlhorn, Bill Nelson (alternate) and 4 visitors.

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

Accept minutes -Motion made/second Bill/Carol to accept minutes with noted changes. Carried.

Citizen Input- Ed Pinkham would like to know when a finalized decision will be reached for the Brewery. Gordon explained this will be answered when Item #5 is discussed.

Consideration of Petition for Zoning Amendment (Mixed Used Commercial to Commercial Center) for Harbor Town Holdings, LLC, 2434 CTH F, Parcel #002-03-20302811P1—In regards to Mr. Pinkham's question, Jim Schorer explained that the Plan Commission makes their recommendation to the Town Board. Then the Town Board makes their recommendation to the County who will make the final decision. John McMahon was present to explain his request. John was advised to change to commercial center zoning due to a paving error by his paving company. This error in paving caused there to be too much impervious surface for the current zoning district. John clarified this zoning change would have no effect on his business. Gordon acknowledged John was simply a victim of error and should not be penalized. He also feels there are positive impacts made on public safety and topography. Commercial Center is a somewhat more restrictive zoning district which also could be a benefit to the Town. If the County decides to keep the property as mixed commercial John would be obligated to create pervious surfaces. If the proposed zoning is changed to commercial center, it will stay as is. Gary Nelson would like the Plan Commission to be aware that the property is surrounded by single-family homes and noise is a concern. He also expressed his appreciation of Mr. McMahon's success and gratitude for consistently closing at 10:00PM. Ed Pinkham raised his concern for neighbors of the Brewery. He has noticed an increase of noise from outside the brewery after closing hours. Also, with the noticeable growth in popularity, he is concerned the brewery will expand. This zoning change would have no impact on the operations of John's business. Motion made/second Jim/ Gordon to recommend approval of the proposed zoning change from Mixed Use Commercial to Commercial Center. Carried.

Consideration of letter commenting on state mandated shore land zoning changes-- Due to the State taking away authority from local municipalities and counties in regards to shore land zoning, the Plan Commission will write a letter of concern on Baileys Harbors behalf. They will approach the Town Board to see if they wish to be included.

Determine meeting dates for coming months-- Some Plan Commission members will be unavailable for the coming months. They will email Doug with availability. Meeting dates may be subject to change.

Reports from meetings attended, if any-- Gordon discussed keeping the momentum moving forward on the charrette. The coordinating committee tentatively set a meeting for January 21st to review everything with the public.

Motion made/second Jim/Ken to adjourn at 7:19PM. Carried.

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

Haley Adams, Town Administrative Assistant

Douglas Smith, Town Clerk/Administrator