

Plan Commission Meeting September 6th, 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, Jim Schorer, Peter Jacobs, Bill Nelson (alt.), Ken Uhlhorn, Cal Oldenburg, Doug Smith and 17 visitors.

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

Motion made/second Jim/Ken to accept minutes as amended. Carried.

Citizen Input- None

Consideration of Application for Conditional Use Permit for Door County Brewing Co., LLC, 8099/8101 STH 57, Parcel #002-22-0613A- John McMahon was present to answer any questions pertaining to the new brewery portion of his proposed facility at 8099/8101 STH 57. John gave a detailed explanation of his projected plan for the facility, including literature as well as illustrations of the building itself. He explained the new facility will essentially replace the existing one. The proposed brewing portion of the facility will have higher ceilings than the current facility, a necessary addition to fulfill the increased demands. John intends to keep Bearded Heart on location, he stated their business provides a similar customer base and boosts the Town allure.

Cal suggested that John approach Paul Salm, Cornerstone Pub, to propose an easement relocating the entrance to the facility to diminish traffic on School Alley. Max Laird was present to voice his concern over the use of School Alley. Max's first consideration addressed was for the number of boaters that would take up projected space for cars. His second consideration was how much the traffic would increase along School Alley. He encourages finding an alternate access point to relieve these concerns. He gave a couple of suggestions affecting the ingress and egress access off STH 57 with a continued fence line along the West side parking lot.

Bruce Alexander was present to voice his concern for child safety. He worries that with the increased traffic along School Alley, this will also increase accidents as well as diminish the children's stress-free play.

Leanne Desportes asked if the proposed paving could lead to any problems with water drainage. John addressed her concern stating, the County has made sure all requirements have been met.

Gordon recommends John approach Paul to determine if the facility could have shared use of his driveway access. Gordon commented that the building would greatly benefit from rejuvenation but does not want to make any citizens' concerns fall unacknowledged. Gordon would like to discuss this matter further, he would like to revisit this agenda item at the next regular Town Board meeting September 12th at 6:00PM. John stated he will be in touch with Paul to see if a better a solution can be found and will attend the meeting, however he reiterated that his facility has a proposed time frame to break ground.

Discussion on Door County Zoning Ordinance separation into shore land ordinance and comprehensive ordinance- Gordon reported item #6 and #7 would be closely related and the committee can combine their discussion. The Plan Commission briefly gave a description as well as impacts of what the ordinance accomplishes. Some of the members were in attendance at the informational meeting held on August 30th. A 261 page document on the revised ordinance is available on request. The Commission encourages anyone with concerns or questions please contact the county office.

Motion made/second Jim/Carol to adjourn at 6:46PM. Carried.

These minutes are subject to correction at the next regular monthly Town Board meeting.

Haley Adams, Town Administrative Assistant

Douglas Smith, Town Clerk/Administrator