

Planning Commission Meeting
Feb 8th, 2015 12:00 pm Community Center

Commission Members:

Matt Lazorik, Susan Keachie, Larry Chernoff, Joni Vaughan

Members of the Public present: Judy Kerr and Mark Halvorson

The Minutes for the January meeting were read. Joni made a motion to approve, Larry 2nd and all were in favor.

Susan had contacted Tim Kane, UW Extension in Washburn who has been key in helping with the development of the Comprehensive Plans in the Towns and for the County. She had asked if he had any reference material to the "Rural and Historical" references in the Comp Plans. He forwarded some information that had been gathered for the County Plan. Susan will email those to the other Commissioners. They are also attached to these minutes.

Mark Halvorson was at the meeting to discuss a plan for adding freezers and a smokehouse to their current business operations. Mark attended the meeting to get feedback from the Planning Commission on any restrictions or references to such a structure in the Comprehensive Plan.

He presented that currently the only location that would permit that type of building was the vacant lots adjacent to Ehler's Store. He has talked to Rob at the Bayfield County Planning and Zoning Dept. and the lot works for that use. A variance would be required to allow the 75' frontage on Superior Avenue. (Currently Zoning requires 100' in an unincorporated area.) He would build the maximum sized building that he could, utilizing the 5' sideline setbacks.

Mark had already done a lot of research on the other possible locations. His main need is access to 3 Phase electric power. He has estimated the cost of bringing that in to the locations in the Town that might possibly work for them.

Susan suggested that since our commercially zoned area is limited that may not be the best use of that property but that there are no specific restrictions in the Plan. Mark suggested that they would be willing to do some design work to have the building blend into the primarily retail commercial area. Discussion followed about the need to allow business to expand balanced with the need to consider mixed use of zoned districts. Joni reviewed the areas associated with the current leases at the Marina and wondered if a location within that area might be a better idea. Susan agreed that combining the current area of operation with the new venture seemed to make sense. This would also reduce the transportation of fish from the Marina to the downtown area. Mark agreed that that would be the Halvorson's preference and that the cost of bringing in the 3 Phase power would not be prohibitive to that location. He was under the impression that either the Town or the County might not approve any expansion in that area.

Susan made a motion: **The Town of Bell Planning Commission is in support of Halvorson Fisheries expanding their operation in their current location at the Marina.** Larry 2nd and the motion was approved unanimously. Mark was going to contact Rob at Zoning about the possibility of the Marina location and let him know that the Planning Commission was in support.

Mark will let us know the response of the Planning and Zoning Dept.

2014 Annual Review

Matt presented a copy of the 2014 Annual Review of Planning Commission activities. He will present this to the Town Board.
(A pdf copy of the report is attached to these Minutes)

Comprehensive Plan 5 Year Review

Joni began the 5 Year Review with the **Agriculture, Natural and Cultural Resources Element**. She proposed that no changes needed to be made but pointed out that several references were made in this Element regarding preservation of the Rural Character of the Town.

Joni also noted that an **Objective** in this Element that might relate to the Halvorson expansion is: (Page 6-17)

Objective: Develop appropriate provisions for building design, setbacks, size of development, etc., on or near surface waters and wetlands.

Policy: Encourage good subdivision design that respects the contours of the land and its adjoining areas of development and fits into the landscape both environmentally and aesthetically.

In relation to the current issue of a possible CAFO (Concentrated Animal Feeding Operation) in Bayfield County, Joni pointed out that the Plan has a **Policy** stating (Page 6-19) discouraging the development of large scale/factory farms. As a result the Commission decided to send a letter to Planning and Zoning bringing their attention to that policy in our Plan. Joni will draft a letter and send to everyone for review before she sends it.

Joni also reviewed the **Intergovernmental Cooperation Element**. She proposed no changes here but highlighted an **Action Item** that recommends meetings with neighboring communities regarding common issues. (Page 8-10)

Larry reviewed the **Utilities and Community Facilities Element**. He pointed out that in relation to cell phone coverage there is now a micro cell booster available that can clear reception for cell phones where it is installed.

He pointed out that this element had as an Objective the removal or beautification of the Xcel substation at the Marina. Information has become available since the Plan was written that makes moving the substation unlikely. Larry was going to check with the Scenic Byway Committee to see if any progress has been made on funding for some screening or other treatment for the substation.

Larry noted that the Pedestrian Crosswalk reducing traffic speed and identifying a crossing area identified in this Element is still a priority for the Town. (Page 5-8)

Susan asked how the Review results will be added to the existing Comp Plan. Matt suggested that a page be added at the end of each Element with the items noted in the review.

Susan asked Matt if he could request an Agenda item for the next Town Board meeting that would rescind the motions made in error by the Town Board regarding the permit application by Star North. Matt agreed that starting with the review of the Town Sign Ordinance before changes had been made to the County Sign Ordinance along with the lack of correct information in regards to Town powers regarding the permit approval process several errors had been made. He will suggest those agenda items and the Sign Ordinance review can begin again. Since Star North did not apply for the permit through the County no fees have been paid so Star North will not lose anything by submitting the permit request again when the sign issues have been clarified.

The 5 Year Review will continue at the next meeting.

Susan made a motion to adjourn, Joni seconded and Matt gave the "Okey Dokey". The meeting was adjourned at 1:45 pm.

The next meeting of the Planning Commission will be Thursday Mar. 5th at 7:00 pm at the Community Center.

Respectfully submitted,
Susan Keachie
Secretary