

## **Planning Commission Meeting July 8th, 2010 7:00 pm**

Attendees: Ray Kiewet, Susan Keachie, and Max Taubert

Members of the Public:

Mary Beth and Dave Tillmans, Ernie Korpela, and Rick Wright.

Minutes from the meeting of 6-3-2010 were read. Max made a motion to approve and Ray 2<sup>nd</sup>. All were in favor of approval.

Updates:

Ray will check and see when the Plan Commission terms expire. He thinks Joni Brooks term may be about to expire and would like to encourage her to participate for another term.

Since there were members of the public in attendance with an interest in the Marina/beach trade proposal that is being considered Ray directed that discussion to occur before other Plan Commission business.

Ray read an email sent out from the Town Chairman, Bill Sloan laying out how he sees the process of fact finding and decision making between the Town Board, the Plan Commission and the various parties, including committees that may have information to provide to all.

**That email is attached to these minutes as page 3-4.**

No members of the Marina committee were in attendance but an email from Chris Hudacek was also read aloud by Ray.

**That email is attached to these minutes as page 5.**

The Commission asked those present if anyone knew who was on the Marina Committee. Ray will look to double check but it appears that Chris Hudacek, Mark and Dean Halverson, Jessie Resac, Mike Coughlin and Dave Palm are the committee members. Mark Halverson is the harbormaster. Ray will compose a letter to the Marina Committee with the items that the Plan Commission would like to have them present for consideration in the Marina/beach trade conversation. He will send a draft to Commission members to make sure all members questions are addressed.

There was some conversation as to who will be the contact between the Town and contractors giving estimates on the repairs to the section of dock in question.

Discussion involved finding out how other Towns manage their marinas. Dave Tillmans knew quite a bit about different marina management models. Many marinas are owned by government including Towns, Counties and States. Most government agencies lease out the management to private parties. Members of the commission had questions about the arrangements for maintenance and expenses in these situations.

The Commission decided it would like to know more about how other marinas structure their management, especially when those marinas are owned by local government. An effort was made to identify marinas in proximity that may be similar in size and capability. Leasing the marina to a private vendor and hiring a manager employed by the government body were options.

Max offered to do some research on how other marinas are managed. He will contact the Apostle Islands marina which is owned by the City of Bayfield and managed under a lease by a private vendor. He will also talk to the Barker's Island marina in Superior which has a similar arrangement

Susan will try to contact someone at the Grand Marais, MN marina which is City owned to see how they structure management.

Ray raised the question as to whether an appraisal should be ordered to compare the value of the parcels being exchanged. It was decided to ask the opinion of the Town Attorney about whether that is necessary.

The Commission believes that it needs more information before making a recommendation to the Town Board and will continue to try to gather information.

Application by Randall Morrison for a permit from the Town to park an RV on his parcel of land in the Town of Bell for 4 years:

Ray had been out to the site and reported that the RV was in good condition and the site was as described in the permit.

All Commissioners agreed that this issue should be addressed when the Comprehensive Plan is reviewed and a policy should be established. Considerations include property taxes, the appearance of the site and sanitary disposal. There was some discussion about just letting the County regulations prevail but a copy of those regulations could not be located. Susan will call Bayfield County zoning and find out exactly what those are. Until we could be certain of the County regulation a decision on approving or denying the permit application was postponed.

Max made a motion that the meeting be adjourned. Susan 2<sup>nd</sup> the motion and all were in favor. The meeting was adjourned at 8:55 pm.

The next meeting will be on Thursday Aug. 5th at 7 pm at the Community Center.

Subject: Re: Meeting Notice - Joint Meeting Between The Town Board and Plan commission...

Date: Thu, 1 Jul 2010 08:34:01 -0400 (EDT)

From: [Sloanwt@aol.com](mailto:Sloanwt@aol.com)

To: rkiewit@cheqnet.net, jackieeid@yahoo.com, mosquito@cheqnet.net, siskiwitbay@cheqnet.net, yvettefleming@cheqnet.net, CPHsomeset1@yahoo.com, max@duluthtimber.com, fredschlichting@hotmail.com, jvaughan@cheqnet.net, Susan.Keachie@brickyardcreek.com, coughlin@cheqnet.net, MGECPA@cheqnet.net, gdearth@cheqnet.netCC: edscoffee@yahoo.com

This was an excellent meeting and review of the property in question. Thanks to those who were able to make it, in particular to our interested citizens.

This issue will be resolved in due course but it is unlikely that it will be any time soon. There is considerable merit to putting the case before the Electors and we will take up that discussion at a future Town meeting.

The Planning Commission is the fact finding and recommending body that the Town Board has tasked with gathering as much factual information as possible, gathering the input from anyone who has an interest in the issue and for ultimately making a recommendation to the Town Board for disposition. Being that this is the case, it is appropriate that for now, all data, committee reports, and public input be channeled through them at public hearings.

I am therefore asking the Marina Committee to make a presentation and hold discussions with the Planning Commission, at a public hearing, if they have any comments to make on the proposed land swap. To bypass the Planning Commission would be to deny them all of the information they need to make a considered recommendation. Similarly, at this point it would be inappropriate for the Marina Committee to report on the matter directly to the Board as the Board has not yet begun deliberations.

I am also asking the Planning Commission to make their recommendation in writing, including their findings-of-fact relating to the proposal. In that way, should the Board decide to ask for a recommendation from the Electors at a Town meeting, we would have something in writing for them to consider.

When the Planning Commission makes its written recommendation, to the Town Board, I would then ask that the Marina Committee present their position to the Board along with any other interested agencies or parties.

I believe this is an important moment in Town government. We are not just undertaking a very difficult decision; we are also defining the roles and relationships among our various committees, commissions and other interested parties. We have an opportunity to establish a process and at the same time confirm the respect that each element owes to each other. Let us not miss the opportunity.

Bill

----- Original Message -----

**From:** [judi hudachek](#)

**To:** [Bill Sloan](#) ; [Ray Kiewit](#) ; [yvette Fleming](#) ; [Jackie Eid](#)

**Sent:** Monday, June 21, 2010 12:29 PM

**Subject:** Korpela proposal/meeting

I have been traveling since last Tuesday, got all your e-mails and I am very familiar with the property being discussed. In speaking with other members of the plan comm. I think that Ray did not express the recommendations of all or some of the members that strongly recommended to disapprove this proposal. Since this property is part of the Town Marina, The Town Board should wait to hear a recommendation from The Marina Committee prior to any other opinions.

In 2001 it was unanimously decided by The Town Board and the electors not to sell Town owned property bordering the northwest side of the west slip to Dave and Mary Beth Tillmans. I think that the proposal of this nature should be decided by the People at the Annual Town Meeting, Not by a select few.

A comment was made at the June Town meeting that if we went with this proposal we would not have to repair that section of walkway, It would only take a few days for us to repair/replace this section, so this should not even be an issue.

NOTE: if the Town had sold the property to the Tillmans in 2001, the income lost would have been:

2001-2004 Boat slip rental = \$7,640.00 (aprox.)

2005-2010 Tillmans Lease = \$20,000.00

**Total to date \$27,640.00**