

**Planning Commission Meeting
July 7th, 2011 7:00 pm**

Attendees:

Ray Kiewet, Susan Keachie, Joni Brooks, Fred Schlicting and Max Taubert.

Members of the Public:

Dennis Edwards

Minutes

Fred made a motion to approve the minutes from the June meeting, Max 2nd and all were in favor.

Updates:

Ray notified Susan that her term as Commissioner would be up this year and asked if she would be willing to serve a full term. The answer was yes and she will be sworn in for a full term at the August Town Board meeting.

Brief discussion of the joint meeting on July 6th with the Harbor Committee re: clarification of leases at the Marina.

Class Action Rezone

- 1) The Town Chairman had suggested to Ray that as a part of the rezone effort we may want to consider the zoning of the Marina area. After some discussion the Commission unanimously felt that the Marina area should be left zoned as R-RB.

We need to check and see what kind of zoning the Halvorson fish operation falls under as that was not clear in looking at permissible uses of any zoning district.

- 2) Business Park: discussion about Commercial or Industrial or R-RB or a combination. After some discussion we realized that no determination of zoning could be made on the property until it was identified as a separate parcel.

Susan made a motion that we recommend to the Town Board that the land identified in the Comprehensive Plan as the Business Park be surveyed and a legal description of the property established. Fred 2nd the motion and all were in favor.

A decision was made to remove the Business Park zoning from the Class Action Rezone process and make a zoning decision on the property once the parcel is separated from the larger Town owned parcel.

- 3) Mention of the possibility of a Municipal Overlay to achieve the goal of reducing the lot sizes in our Commercial Zoning district was dismissed. Max and Susan attended a County Zoning meeting where clarification of the Municipal Overlay made it clear that it only applied to Town owned property and would not help us with this objective.

The Plan Commission would like to ask for Town Board approval to proceed with the Class Action Rezone process identified in the Comprehensive Plan on Page 9-5 and Map 9-A. The cost of the application to the County Zoning Dept. would be \$1050.00 (for 16 parcels) plus the costs of mailings to affected property owners.

In order to accomplish the rezone the Zoning Administrator has suggested that we hold a Public Meeting to inform and answer questions to citizens about the impact of the rezoning.

A tentative date of **August 11, 2011** was set for the Public Meeting.

When that date is confirmed:

- a) The commission will mail notices to all affected property owners of the meeting date, time and purpose.
- b) Large maps of Present and Future Zoning will be available at the meeting.
- c) A request will be sent to the Zoning Administrator to attend the meeting.
- d) After the informational meeting has been held, the Town will make application for the rezone to County Zoning.
- e) County Zoning will refer the application back to the Town for approval.
- f) If approved by the Town Board the application then goes back to the Zoning Committee for County approval.

Agenda items for August Plan Commission meeting:

- 1) Land lease dominion and other land use issues affecting the Marina area.
- 2) Consider the Breakwall Proposal

Fred made a motion to adjourn the meeting, Max 2nd and the meeting was adjourned at 8:50 pm.

The next meeting will be on Thursday August 4th at 7 pm at the Community Center.