

**Planning Commission Meeting  
Nov. 3rd, 2011 7:00 pm**

Commission Members:

Ray Kiewit, Susan Keachie, Joni Vaughan, Fred Schlicting

Town Board Supervisors: Yvette Fleming, Mike O'Bryon

Members of the Public: Jeannette and Ray Jones, Eleanor and Larry Chernoff

Minutes

Fred made a motion to approve the minutes from the October meeting, Joni 2<sup>nd</sup> and all were in favor.

Updates: There were no updates.

Ray Jones request to buy Town property:

A letter from Karen Novachek, neighbor of the Jones property sent a letter in support of the Jones being able to purchase the land. The letter is attached to these minutes.

Ray read aloud an email from Gary Garst, another property owner close to the existing Jones property. That email and Ray's response are also attached to these minutes.

Mike O'Bryon as Chairman of the Parks and Land Committee reported on the Parks and Land position to the proposed sale of Town land. Mike stated as that the campground is unlikely to expand, that there is no need for overflow camp sites, and that the campground has been in need of funds for maintenance and repairs, including a new well the Parks and Land Committee is making a recommendation:

**Recommendation from Parks and Land Committee to approve the sale to the Jones with the proceeds to go to the Parks and Land Committee to fund campground improvements and other projects.**

To review conditions for the sale of Town Land:

- The sale of the land does not need to go out for bids
- The sale of Town land does need to go to a vote of the electorate.

Discussion: Ray stated reasons to support the sale including that it is a small parcel, is an odd shape, and has no apparent value to the Town.

It is a way to procure funds to do much needed improvements to the Town Campground on Siskiwit Lake.

Joni expressed concerns regarding the sale of any Town lands and not knowing what other funds might be available for improvements to the Campground.

**Fred made a motion that the Plan Commission recommend that the sale of the of the Parcel (04-010-2-50-06-21-2, 05-004-020000) go to a vote of the electorate at the 2012 Annual Meeting of the Town of Bell and if approved proceeds would go to maintenance and improvements to the Siskiwit Lake Campground.**

**Susan 2<sup>nd</sup> the motion.**

**All Plan Commissioners present voted in favor.**

## **Class Action Rezone**

Karl Kastrovsky of Bayfield County Zoning asked for a delay until next month in making application to the County for the Class Action Rezone. A progress report will be tabled until the December meeting.

## **Marina Land Lease Dominion**

Discussion:

-regarding limiting future development of the Marina area including the number of businesses allowed. Commissioners agreed that deciding on a specific number is not in the best interests of the Town. Considerations in the future should include space available and economic viability

Commissioners felt that the following considerations should apply to leases between the Marina Shops and the Town:

1. All records should be located in the Town Hall
2. A standard lease should apply to all retail shops
3. All lessees should provide proof of insurance.  
The Town insurance agent may suggest guidelines for coverage
4. As per lease regarding Use of Premises: no construction or additions may be made without Town Board approval
5. Marina businesses should nominate a spokesperson to speak on their behalf to Town Entities
6. An annual Financial Statement should be generated to track income and expenses for the Marina leases

Several questions came up as to the structure of the Marina area. Do shop leases go into the Marina fund? Are boat slips and shop leases handled by the Marina Committee? Who keeps records of leases, insurance, income and expenses for the Marina area? Susan will contact Jackie Eid and Lynda Nedden-Durst to see if we can get answers to some of these questions.

## **Annual Review – Plan Commission 2011**

Ray put together a draft for the 2011 Annual Review. There was discussion and with some pending outcomes the final report will be finished at the December meeting.

Fred made a motion to adjourn the meeting, Joni 2nd and the meeting was adjourned at 8:45 pm.

**The next meeting will be on Thursday December 8th at 7 pm at the Community Center.**