

**Planning Commission Meeting
Sept 6th, 2012 7:00 pm**

Commission Members:

Matt Lazorik, Susan Keachie, and Joni Vaughan

Dennis Edwards was also present.

Minutes

Joni made a motion to approve the minutes from the August meeting. Matt 2nd and all were in favor.

No Updates or Correspondence

Permit Guidelines for Construction in Town of Bell

Matt had gathered some information from the County on gaining permits for new construction and remodeling. After discussion we are calling the resulting information: **Residential Construction Information** as it will cover more than just new construction and permits necessary.

We know to date that the Land Use Permit is acquired from the County, the Building Permit from the State and its independent contractors under the Uniform Dwelling Code. Permission for a driveway is gained from consulting the Town of Bell road crew. No one knew if there is a formal permitting process or a fee charged from the Town.

Matt will talk to Matt Hipsher about the driveway process on State and County roads.

The Sanitary District requires a connection fee and an inspection when the connection is made. This information should also be available.

Susan will take the information we currently have and put together a Draft of the process.

Ultimately this information should be available on the Town website and in print through the Town office.

Commercial Lot Size

After a discussion with Rob Schierman, the Interim Zoning Administrator, Susan reported that there is no process available to decrease the commercial lot size requirements in the Town. There are no other communities that have done this. Most of the smaller lot sizes seen in Bayfield and Washburn are a result of buildings that have existed before zoning regulations or a governed by incorporated communities and their ordinances. It is possible to apply for a variance. This process currently costs \$800.00 and involves first an Application to the Town and then a hearing with the County Board of Adjustment.

Class Action Rezone

Matt had not sent any letters out regarding the Rezone process but had a draft for a letter that would go out to the County Rd. C residents that were in favor of rezoning their property and let them know that we will not proceed with that action at this time.

After group input, Susan will draft a letter directed to those missing signatures for the remaining Parcels that have given permission and send it out to the Commissioners for approval.

Susan made a motion to adjourn the meeting. Joni 2nd and the meeting was adjourned at 7:35 PM.

The next meeting will be on **Thursday Oct. 4th** in the Community Center basement at 7 pm.