

**Planning Commission Meeting
Dec. 12th, 2016
7:00 pm Community Center**

Commission Members:

Janice Olson, Susan Keachie, Joni Vaughn, Jackie Eid and Larry Chernoff.

Members of the Public: Deb Pozzi

Minutes: Joni made a motion to approve the minutes from the October meeting, Larry 2nd. All were in favor and the minutes were approved.

Sign Permit Criteria

Continuing discussion of establishing sign permit criteria:

Janice will continue to try to get a map showing the area of the Village Overlay District that the Sign Permit Criteria will apply to.

The Purpose and Issues for review of Sign Permit Applications that come to the Town were reviewed and discussed. Joni will do some research on measuring the brightness of lighting for applications for illuminated signs (wattage or equivalent) and will bring that to the next meeting. Susan will take the information that was agreed on and format it for the next meeting. The Commission should be able to approve a final version of the Sign Permit Criteria in January.

Siskiwit River Estuary Protection Project

Larry Chernoff and Deb Pozzi presented some serious objections to the continuance of the Siskiwit River Protection Project in relation to lists of financial obligations of the Town related to maintenance and impact of the project to the Town of Bell and its residents. Information on the grants and their restrictions have recently been provided to the public. Copies were distributed to Comp Plan Commissioners.

The discussion also included the recent opportunity that the Town has been given to apply for a FEMA grant that would ultimately address many of the issues that have been affecting the harbor and the potential of serious damage to the harbor and the Town that may be the result of storms such as those that were experienced this past summer and in the past. Last summers storms resulted in the destruction of the Saxon Harbor area. The FEMA grant would allow work to be done that could prevent such damage to the Cornucopia Harbor and the Village.

It not only appears that the two projects might be in conflict with each other but that some of the information included in the Coastal Management Grant application that was submitted by the Bayfield Regional Conservancy on behalf of the Estuary Protection Project may have been untrue. Uncertain costs and responsibilities for the Town and impact on neighboring properties are issues that should be addressed.

Deb Pozzi represented a number of neighboring property owners that are in opposition to the project because of the probability that the public that might be accessing the property would be imposing on their rights to reasonable enjoyment of their homes. Access corridors are narrow between residential lots and parking inadequate. The entire area is zoned R-1 residential which may create a conflict in use of the property.

The Planning Commission suggests that the FEMA grant application for harbor and town protection should be a priority and should be considered ahead of developing recreational opportunities.

Larry made a motion that the Planning Commission rescind its motion of support made on Feb. 4, 2016 based on the new information provided to the public in November. The project appears to be contrary to the Comprehensive Plan for the Town of Bell as written in the **Land Use Element: Page 9-2** where it states that **Residential 1 (R-1)** districts provide for permanent residential developments that should be protected from traffic hazards and the intrusion of incompatible land uses. Susan 2nd the motion and all commissioners were in favor.

Susan made a motion to adjourn the meeting, Jackie 2nd and the meeting was adjourned at 8:55 pm.

The next meeting will be **January 5th at 7 pm** at the Community Center.

Respectfully submitted,
Susan Keachie
Secretary