

Planning Commission Meeting

May 4, 2017

7:00 pm Community Center

Commission Members:

Janice Olson, Susan Keachie, Pete Lamb, Larry Chernoff and Jackie Eid.

Town Board Member: Yvette Fleming

Members of the Public: Greg Weiss, Matt Hipsher, Judy Kerr, Cliff Halvorson, Mark Halvorson, Sara Norton, Jayne Norton, and Nancy Moye.

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

Updates and correspondence will be referenced as the topic is addressed.

Special Use Permit : Keachie/Norton

The Commission received a request for a Special Use Permit to allow residential use of a structure in a Commercial Zone. The permit was submitted by Susan Keachie with Sara Norton as agent. Susan recused herself from voting. Discussion: property will remain as zoned commercial and Sara indicated that it will return to commercial use in the future. Jackie expressed concern about reducing available commercial space.

Although it did not pertain to the permit there was a side discussion of the status of the sanitary hook up to the building. Susan will pursue clarification from the Sanitary District Board.

Pete made a motion to approve the permit, Pete Janice 2nd. Janice and Pete voted in favor of approval. Jackie and Larry abstained from the vote.

Class A Permit: McKhann/Schulte

A Class A permit was received for Town Approval asking to replace the current dwelling and sanitary system at 89125 E. Romans Point Rd. The dwelling is in Forestry zoning although the permit made reference to it being zoned Agriculture. Since a residence already existed in that location the Commissioners felt it should be approved.

Susan made a motion to recommend to the Town Board that they approve the permit, Pete 2nd and all commissioners were in favor.

Halvorson downtown lot discussion:

Mark and Cliff Halvorson and Matt Hipsher were in attendance to get an idea of the commission's response to the possibility of Halvorson Fisheries putting up a new building on the lot next to Ehler's Store to accommodate an expansion of their business to include freezing and smoking fish and meat. It would include a retail storefront. They are looking into improving the alley for truck access and more diagonal parking would need to be established for customer access. Deliveries to the facility would probably not occur more than one or two days a week. Questions were asked about the smell that comes from some smoking operations and that that would be a problem right in town. Mark and Cliff assured the group that they would be using state of the art equipment that wouldn't put out any more smoke than a residential wood stove would. The Link smoking operation just outside of Ashland would be a comparison. The general feeling of the group would be that it would be a positive addition to the town.

Review of the proposed new Town Ordinance:

An Ordinance Regulating Business Located Within the Town of Bell

A revised edition of the referenced ordinance was received in time for the meeting. After review a few more additions/corrections were suggested by the Commissioners and members of the Public that were in attendance.

Section (1) – Definitions

Under item F. – add Town of Bell Marina complex to the definition of “Public Areas”

Under item H. – edit to clarify certificate of occupancy to include a reference to issuing body, which is the State Of Wisconsin.

Section (2) – Permit Required

Under Permit Exemptions –

-create a 2nd subheading under item B to include language from the existing transient merchant ordinance relating to the Farmer’s Market.

B. (1) Farmers who sell agricultural products that were raised or grown by them

(2) Cornucopia Farmer’s Market – Local artists, weavers, potters, soap makers, and jewelry makers selling handmade items made from local products.

Include in this section:

I: Children under 16 that are residents of the Town of Bell

J. Auction and estate sales in the Town of Bell conducted for public purchase under state law.

Section (6) Written Application Required

Under Item D add “current proof of “**commercial**” liability insurance

Discussion of the possible fee charged for the permit:

Greg said that vendors to the National Lakeshore pay a permit fee of \$100. Research should be done to see what other communities might be charging. Commissioners also recommend that mention of the fee amount in the Ordinance should be left out so that it can be changed if necessary without amending the Ordinance.

Discussion of how to inform transient merchants that permits are required:

Suggestion that signs be posted at the entrances to the Town stating that permits are required.

Greg also suggested that a handout for transient merchants be created that would inform them of the permit requirement and how to obtain a permit and include a positive note welcoming them to the town.

Discussion relating to proposed ordinance regulating a launch site for paddle sports:

Consensus is that limited parking in town is the real issue. The suggestion of the historical site of the launch site does not seem to work. There is no parking there for vans or trucks with trailers and it is not a good access point to paddlers for getting to Lost Creek. They would have to go around the end of the breakwall which could be dangerous for both paddlers and motor boats entering and exiting the breakwall. Paddlers wanting to visit the sea caves would launch at Meyer's Beach.

The west side of the breakwall offers the shortest access across the beach to the Lake. A suggestion was made that vans and trucks could park in the lot next to the boat launch after dropping off customers and boats.

2017 Goals and Objectives for the Planning Commission

This topic will continue next month as the meeting already went long.

Janice proposed that the meeting time be changed to 6 pm and everyone was in favor.

Jackie made a motion to adjourn the meeting, Larry 2nd and the meeting was adjourned at 9:10 pm

The next meeting will be June 8th at 6 pm at the Community Center.

Respectfully submitted,
Susan Keachie
Secretary