

**Planning Commission Meeting
February 9, 2012 7:00 pm**

Commission Members:

Fred Schlicting, Ray Kiewit, Joni Vaughan, Max Taubert

Minutes

There was no January 2012 meeting. The minutes from the December meeting were read. Fred made the motion to approve the December minutes and Joni seconded. The minutes were approved.

Updates:

Ordinance To Approve County Comprehensive Plan

The town still needs to write an ordinance to approve the County Comprehensive Plan. Bill Sloan told Ray earlier in the day that if there are no objections from the Commission that he could draft an ordinance for discussion and hopefully approval at the February Town Board meeting.

Commission Membership

An issue has come up that two Commission members are not members of the Town electorate. This will be discussed at the next Town Board meeting.

Mark Ehlers Commercial Blueberry Patch Permit

Mark Ehlers is in the process of preparing a permit to establish a commercial blueberry patch on his property in the village of Cornucopia. He intends to have it ready for the March Commission meeting.

Class Action Rezone

Ray and Susan drafted a letter to affected property owners and sent it to Karl Kastrovsky of Bayfield County Zoning for review. The letter will ask for the property owner's signature in favor of the action. Karl felt that it would be good to have the letters attached to the Application when it goes to the Zoning Committee. No response had come in from Karl yet. Susan will contact him to ask if he has had a chance to review the letter. Karl was out of the office for an extended period and was unable to respond until January. Letters were sent to the affected parties in mid January. So far we have received permission from 14 parties to rezone their property. But several of these responses were from multiple owners of a single parcel. Therefore several parcels still need to be further investigated. Ray made up working maps highlighting the parcels where permission was granted. It should be pointed out that three landowners previously contacted the Commission and said they did not want their property rezoned.

The commission discussed whether to consider a non-response as giving permission but several Commissioners felt this would not be appropriate and the permission letter stated that no rezoning of a parcel would occur without the owners written permission. We also talked about writing a follow-up letter but the previous letter but there was consensus that we already notified people twice already and that we need to stop pestering people about it. Max and Ray will talk to a couple of property owners who we thought may still want to rezone their property but just didn't get around to sending in their reply.

A final recommendation will hopefully be crafted at the next Commission meeting

Plan For Managing Storm Water Runoff And Well Overflow

At the last Town Board meeting the Board approved the recommendations in the 2011 Annual Review regarding the marina shops and tabled the other action items at the end of the Review until the February meeting. Ray felt that he needed a little help articulating the Commission's explanation of the recommendation to "review and create a plan for managing storm water run-off and well overflow.

The basic issue is that the Town needs a plan to regulate artesian well overflow and runoff in Cornucopia. As more people build in Cornucopia (not in the rest of the Town) more artesian water is allowed to flow freely to release pressure around the wells and reducing the water supply in the aquifer. Decreased flow in older existing wells has been noticed by numerous people in Cornucopia since building has increased in Cornucopia. It is felt, at least by the Commission that the amount of flow from individual wells needs to be addressed in a plan. It is further felt that there is a need to address water runoff in the plan.

Prior to developing a plan the Town should consult a well driller and a hydrologist.

Max believes, from his past experiences, that communities are required by federal law to have a runoff plan.

Plan Commission's Schedule For The Remainder Of 2012

The Commission identified two items that need to be addressed in 2012

1. Revising our effort to get an economic sustainability committee established and functioning; and
2. Determining whether we want to change the lot size requirements in the Commercial zones in the Town
 - a. One problem with this could be that three members of the Commission would be affected by a change of lot sizes and may have to recuse themselves which would leave the Commission without a quorum.
 - b.

We will continue this discussion at the next Commission meeting.

Fred made a motion to adjourn the meeting, Max 2nd and the meeting was adjourned at 7:45 pm.

The next meeting will be on Thursday March 8th in the Community Center basement.