

Planning Commission Meeting July 6, 2009

Cal Oldenburg called the regular monthly Planning Commission meeting to order at 6:00PM in the meeting room at the Town Hall. Present were Cal Oldenburg, Gene Stanis, Dan Krowas, James Schorer, Kenneth Uhlhorn, Robert Schultz and Douglas Smith. Peter Jacobs arrived at approximately 6:20PM.

Clerk verified posting. Motion made/second Jim/Ken to accept the agenda. Carried.

Accept minutes – Motion made/second Gene/Jim to accept the minutes. Carried.

Citizen input – None

Discussion/possible recommendation to the Town Board on formation of an Architectural Review Board – Jim spoke. What made him start to think about this was the condo that is currently being built in downtown. Mariah Goode gave him a number of things that appear in the County Comprehensive Plan. Town of Gibraltar has a draft ordinance that hasn't been approved as yet. Jim prepared a packet for everyone to look at with some examples and information, a copy of which is available in the 2009 Minute Book. Jim has always thought of Baileys Harbor as a “New England town.” He read through the Smart Growth plan and found nothing related to architectural design.

Dan stated that, while it sounds good in a lot of ways, he's not one to have more government. There are so many freedoms taken away all of the time and at this point, he just doesn't see it. He doesn't want to dictate what color buildings should be. Gene feels the same and asked the committee would govern or establish rules. Jim explained that, with Sister Bay, some of it has to do with safety and accessibility. One of the statements in the Sister Bay document is, “no building or use shall be permitted that would have a negative impact on the maintenance on the safe and healthful conditions of the village,” but who would judge that? Gene feels there is a certain amount of freedom should be allowed and doesn't want to see a committee stifle that freedom.

Ken Uhlhorn doesn't want to see any more government than anyone else, but also doesn't want to see anyone build anything just because it got by county codes. The Town should have a look that the majority of people in the Town like and it should be governed.

Cal explained that when you're talking about Ephraim and Sister Bay, they have their own zoning, so they have a lot more flexibility in forming these committees. There really isn't much you can build in Ephraim. It has to be exactly what they want. Baileys Harbor is in no position to have their own zoning. We'd need our own zoning board and attorney. If an architectural review commission is formed, we would need an architect. Right now, the Town does have some control. The town can make a recommendation of approval conditionally. The County has final say, but the Town can strongly suggest some changes be made. Jim feels there needs to be more dialog of that nature when these projects come forward and wonders if we need some sort of guidelines on paper for that sort of thing.

Bob Schultz spoke. He doesn't want to see Baileys Harbor become a bedroom town. He's not against anyone, but feels if things need to be changed, an overlay would have to be put down. Right now, if someone follows the zoning, there isn't much the Town is able to do.

Cal feels another thing with Baileys Harbor is that there are a number of different building styles in

Baileys Harbor. It's not just any one look. It's such a wide variety of storefronts, faces and houses in the Town. What's the happy medium? Jim said that Sister Bay has a "how does it fit?" section in their ordinance, which he doesn't think is unreasonable. Cal mentioned that if we adopt some language of such a nature, then we'll most likely have extra attorney fees to defend in court. Gene stated that if the County approves it, how can the Town not?

Cal feel the Planning Commission and the Town Board simply have to be a bit more diligent in asking questions. He doesn't feel a review board is a good idea at this point. Baileys Harbor has to grow, no matter what. It needs to be controlled growth, but he just doesn't see how a review board would fit in right now.

Bob explained the County does seem to listen to what the Town Board and Planning Commission have to say. Bob just doesn't want to see people coming in and buying stuff and knocking it down. Cal feels it might be a good idea to hire an architect to come through Town and take a look at everything to come up with something to help the Commission and the Board make decisions on new construction projects.

Clerk suggested having a joint meeting with the Town Board. Bob agreed and said that way there can be an open dialog between the Commission and the Board. The next scheduled regular meeting on August 3rd will be a joint meeting with the Town Board and this item will be on the agenda.

Committee input/reports from County meetings, if any – Peter mentioned everyone should take a look at the County Comprehensive Plan to review it.

Motion made/second Dan/Gene to adjourn at 6:38PM. Carried.

These minutes are subject to correction at the next regular monthly Planning Commission meeting.

Douglas Smith
Town Clerk