

Town of Bayfield Plan Commission Meeting Minutes - March 8, 2010

Meeting notice and agenda was posted at The Bayfield Town Garage, The Bayfield Town Hall, Andy's IGA, and the Town of Bayfield website.

The meeting was called to order at 7:00 PM by Town of Bayfield Plan Commission Chairman Richard Carver. Plan Commission members present were Jeff Boutin, Jack Beagan, Bill Ferraro, Richard Carver, Nancy Bussey, Demaris Brinton, and Plan Commission Secretary Kelly Faye. Carver also introduced new member Jim Moeller, who will replace Frank Graves for the remaining year of his term. Members of the public present included: Tom Galazen, David Galazen, Steve Prevost, Bruce Martinsen, and Julie Casper.

Carver reminded Plan Commission members of the appreciation expressed by the Town Chairman, Town Board, and the general community for their work.

Reading and approval of minutes of previous meeting of February 8, 2010: Bussey made motion that the minutes be approved as submitted, Beagan seconded. Motion carried.

Communications and Public Input: Tom Galazen wanted to inform the Commission that the Shadow Wood Landing Project is moving forward again and making its way through the County process before the election. Galazen stated that since the ruling from Judge Anderson, there has been a special Town of Russell meeting and a Town of Russell Plan Commission meeting at which they agreed to approve the resubmission of the application. There will also be a Russell Town Board meeting and a County Zoning meeting coming up within the next few days. Brinton brought up questions related to the Bayfield Plan Commission's role in offering opinions concerning this type of adjacent town's project. Carver explained the unsuccessful efforts in the past to submit opinions in such matters, but that the Plan Commission was allowed to write a letter to request information. Discussion ensued concerning the various approaches the Town of Bayfield Plan Commission could take. Possibilities included writing a letter to the Town of Russell stating questions/opinion/concerns or suggesting the Town of Bayfield request information from the County about the potential effects this project might have on the Town of Bayfield. Carver suggested potential impacts on roads, bridges, and noise pollution. Bussey suggested that since intergovernmental cooperation is in the Comprehensive Plan, the Plan Commission should seek information from the County. She also suggested seeking a legal opinion in the future concerning the role public entities have in offering input to neighboring townships. Ferraro brought up the suggestion that the Plan Commission inform the County that there is a concern that the Shadow Wood Landing Proposal would negatively impact the goals of the Town of Bayfield Comprehensive Plan, and also a concern that the intergovernmental cooperation included in the Comprehensive Plan is not being carried out. Bussey made a motion that the Plan Commission ask that the Bayfield Town Board communicate with County Planning and Zoning stating that due to the intergovernmental cooperation aspect of our

Comprehensive Plan, The Town of Bayfield would like to have the County seek our input on the Shadow Wood Landing Proposal [as it impacts the Town of Bayfield and pertains to our Comprehensive Plan]. Brinton seconded. Motion carried unanimously.

Discussion and identification of items for future agendas: Items identified for future agendas include 1. Plan Commission member's terms ending soon: Ferraro, Carver, and Brinton (who had a short term) 2. Housing Issue 3. The pursuit of a legal opinion in what is allowed in offering opinions to other township concerning proposed projects 4. Presentation by John Johanning on details of installing of photovoltaic system on town buildings.

OLD BUSINESS

Discuss the planned Comprehensive Plan revision. Reports from Committee Chairs re: Objectives and Action Items: Carver asked for input on committees that have not submitted status reports yet. It was determined that Agriculture, Coastal Resources, Economic Development, Utilities, Intergovernmental Cooperation have yet to be completed. The following assignments were made 1) Agriculture: Ferraro 2) Coastal Resources: Carver, Bussey 3) Economic Development: Beagan and Moeller 4) Utilities: Ferraro 5) Intergovernmental Cooperation: Carver and Brinton. Reports on what has been done and what needs to be done, as well as what might be taken out of the section will be expected at the next meeting.

Report on CORE, City of Bayfield, Town of Bayfield Housing Needs Assessment progress: Carver informed members that the individual hired by the City and Town of Bayfield and CORE to conduct the housing needs assessment will present the results in an open meeting on April 12, late in the afternoon. Time will be determined.

Agricultural Enterprise Area (AEA) status report: Last month, The Plan Commission made a recommendation of approval of the AEA proposal to the Bayfield Town Board. The Town Board made a recommendation of approval to the Bayfield County Board. The County Board then approved the AEA application at which point it was handed over to the State of Wisconsin. The proposal is now competing with over twenty applicants for 12 positions. Moeller asked if a boundary map of the proposed area is available. Carver stated he will make the map available by email and/or on the Town of Bayfield website.

Discussion of Possible Photovoltaic installation on Town Buildings: Carver stated that Tom Galazen attended the Town of Bayfield Annual Meeting where he presented the idea of using a photovoltaic system to save money, sell energy back to Excel Energy, and set an example of energy conservation efforts within the town. Galazen drew up an advisory resolution for the Bayfield Town Board which included a suggested \$25,000 designation for a photovoltaic system and the resolution passed. Since then, a grant opportunity that was being pursued in relation to the project was not awarded. John Johanning has stated that 1) he would be happy to describe systems 2) if he has energy use for the building for one year, he could suggest detailed information about cost of an

appropriate system. Carver would like Johanning to attend next month's meeting to present further information.

NEW BUSINESS

Review and recommendation re: Class A Special Use Permit request from Rover J. and Kristin K. Edwards to construct a seasonal cabin on 4.5 acres zoned AG1 at #2 Fire Tower Rd.: Carver stated that the dwelling is described as a 20 ft. by 16 ft.

uninsulated seasonal bunkhouse/cabin. It is about 150 ft. back from Fire Tower Rd. on a 4.5 acre lot. Ferraro made a motion that the Plan Commission recommend approval of the Special Use Permit. Bussey seconded. Motion carried.

Review and recommendation re: Class A Special Use Permit request from Leonard LaPointe III to place a pre-manufactured residence on 5.6 Ac. of land zoned AG1 at 27280 Star Route Rd.:

The proposed location is on an existing driveway just east of Tom Gordon's house, adjacent to the land owned by Loren LaPointe. Bussey asked if the home will have a foundation or basement. Beagan stated that it is a FEMA trailer. Carver stated that it is 14 ft. by 64 ft. and will have a deck and a porch and he believes it will be on a foundation. Bussey made motion to recommend approval of the Special Use Permit. Beagan seconded. Motion carried.

Review and recommendation re: Conditional Use Permit request by Bayfield County to establish a non-metallic mining site on Sections 24 and 13, Township 51, Range 5 W in order to mine gravel for County and Town Use:

Carver stated that the Town of Russell and the Town of Bayfield began looking at the availability of a 40 acre piece of land that belongs to the County of Bayfield, and asked for clearance of the County. The County then asked the Plan Commission to review the request. Carver explained that the site is located Southeast of the current County gravel pit off of Hwy. 13 at the location of the dog sled races. The County of Bayfield, the Town of Russell, and the Town of Bayfield would have access to the gravel. The Bayfield Town Board proceeded with the request because the gravel available is approximately one-third the cost of gravel from other sources and it is good quality. Carver explained that all of the land is owned by the County, with one area being within the Town of Russell and another area being located in the Town of Bayfield. It would be in open pit mining use for a ten-year period and there is a post gravel mining reclamation plan. The rock will be removed and ground on site. Carver stated he believes that a contractor will be responsible for the processing of the rock. Bussey stated that the reclamation plan should be included in the request. Beagan made a motion to recommend approval of the Special Use Permit with the condition that the reclamation plan be attached and followed. Bussey seconded. Motion carried.

Review and recommendation re: a Preliminary Plat for Sunset Ridge Condo, a request by Stan Stevenson to dissolve the existing subdivision and revise it into a 7 lot subdivision on the same site:

Bussey explained she is choosing to abstain from voting on the request as related issues are being addressed by her law office. She stated that the applicant is taking what was a subdivision made up of 21 lots and making it into

seven larger lots. She explained that the lots were not selling and there were issues related to having well service for all 21 lots, so what they are proposing now is more residential and less developed. Carver brought up the issue that the revised plat indicates a fifty ft. wide roadway easement, 25 ft. on each side of the center line. This means that the road as it is will never be a town road, as that would require at least a 66 ft. easement. Carver expressed concern that the developer be informed of this. He stated that the issue is already on the County agenda. Discussion took place regarding possibility of delaying a vote on the issue until more information is gathered or discussion with the applicant can take place as no representatives were present. Bussey stated that she knows the land owners are all in agreement. Members then came to the conclusion that the agreement of the landowners would be the primary concern, and since that is not an issue, a recommendation of approval should be made. Beagan made motion to recommend approval of the Special Use Permit. Brinton seconded. Motion carried with Bussey abstaining.

Correspondence: None

Report from PSBD representative: PSBD Representative Steve Prevost reported they are still negotiating with the City of Bayfield concerning sewer lines. They sent the City a plan that they thought was fair and affordable which was then rejected. They have had an advisor go over the plan but it was still rejected. At this time, the station is in and hook-ups will begin this spring to be completed in July or August.

Set date and time for next Plan Commission meeting: The next meeting will be April 12, 2010. Time to be determined. The agenda and general business will be completed following presentation of the results of the Housing Needs Assessment.

Adjournment: Carver made a motion to adjourn. Ferraro seconded. Meeting adjourned at 8:27 PM.