

**Town of La Pointe Zoning  
Town Plan Commission Workshop Minutes  
Thursday, August 13, 2009**

**Town Plan Commission (TPC) Members Present:** Ted Pallas; Chair, Charles Brummer (CBr); Vice-Chair, Larry Whalen, Greg Thury, Suellen Soucek, Ron Madich, Carey Baxter (CBx) (7)

**Town Plan Commission Members Absent:** none

**Public Present:** Dick Hoffman (1)

**Town Staff Members Present:** Jennifer Croonborg; ZA, Jessica Hatch; ZCA (2)

**I. Call to Order/Roll Call**

Chair, Ted Pallas called the meeting to order at 1 pm at the Town Hall. Roll call reflected members present or absent as recorded above.

**II. Public Comment**

None

**III. Zoning Ordinance Revision Project**

**a. Review and Discussion RE: Zoning Ordinance Section 3: “Zoning Districts”**

ZCA asks for clarification on what was decided upon at the last Workshop regarding the W-1 District.

**The TPC propose to change the following in Section 3.0 of the Town of La Pointe’s existing Ordinance:**

**W-2 Wilderness Preservation District 2**

Add to the end of the definition for W2: “All Permitted and Conditional Uses must conform to the requirements of the Ashland County Shoreland Amendatory Ordinance and the Ashland County Floodplain Zoning Ordinance.”

**Permitted Uses:**

- Change “Production of forest crops and products” to “Forest Crops and Products”
- Change “Production of agricultural crops and products” to “Agricultural Crop Farming”
- Change “Single-Family Dwellings” to “Dwelling, Single Family (1 only)”
- Add “Dwelling, Single Family Rental of”
- Delete “Seasonal and Recreational Dwellings”
- Change “Game Preserves” to “Game Preserve”
- Delete “Rental of Single-Family Dwellings”
- Delete “One Guest House only is allowed”
- Add “Accessory Structure”
- Add “Road Access”
- Add “Road/Driveway Extension
- Add “Home Office/Studio”
- Add “Home Occupation Enterprise”
- Add “Home Business”
- Add “Dwelling, Guest House (1 only)”
- Add “Dwelling, Guest House Rental of”

**Conditional Uses:**

- Change “Airports” to “Airport”

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- Delete “Private Recreational Facilities”
- Change “Professional Offices” to “Professional Office”
- Change “Junk/Salvage Yards” to “Junk/Salvage Yard”
- Change “Public Fish Hatcheries” to “Fish Hatchery”
- Change “Sewage and Solid Waste Disposal Facilities” to “Sewage Disposal Facility”
- Change “Quarrying and Mining” to “Quarrying and/or Mining”
- Change “Planned Unit Developments” to “Planned Unit Development”
- Delete “Travel Trailer Parks”
- Change “Fuel Storage” to “Fuel Storage Facility”
- Change “Public Utilities” to “Public Utility”
- Change “Public Service Utilities” to “Public Service Utility”
- Add “Building, Municipal”
- Add “Livestock Production/Products”
- Add “Veterinary Care Facility”
- Add “Warehouses/Storage Facility”
- Add “Wind Generator, Solar Collector Over 35’ High”
  - The listings of Permitted and Conditional Uses for all Districts will appear in alphabetical order in the adopted Ordinance.

**R-1 Residential, Single-Family, Low Density**

Add to the end of the definition for R1: “All Permitted and Conditional Uses must conform to the requirements of the Ashland County Shoreland Amendatory Ordinance and the Ashland County Floodplain Zoning Ordinance.”

**Permitted Uses:**

- Change “Single-Family Dwellings” to “Dwellings, Single Family (1 only)”
- Delete “Seasonal and Recreational Dwellings for single-family use”
- Change “Production of forest crops” to “Forest Crops and Products”
- Change “Production of agricultural products except livestock” to “Agricultural Crop Farming”
- Change “Religious Facilities” to “Religious Facility”
- Change “Rental of Single-Family Dwellings” to “Dwellings, Single Family Rental of”
- Delete “One Guest House only is allowed”
- Add “Accessory Structure”
- Add “Road Access”
- Add “Road/Driveway Extension”
- Add “Dwelling, Guest House (1 only)”
- Add “Dwelling, Guest House Rental of”
- Add “Home Office/Studio”
- Add “Home Occupation Enterprise”

**Conditional Uses:**

- Delete “Mobile home parks”
- Change “Planned Unit Developments” to “Planned Unit Development (See Notes 1 &2)”
- Change “Professional offices” to “Professional office”
- Delete “Private recreation facilities”
- Delete “Production of agricultural livestock products”
- Delete “Travel trailer parks”
- Delete “Resorts”

- Delete “Game preserves”
  - Delete “Fish hatcheries”
  - Delete “Quarrying and Mining”
  - Delete “Airports”
  - Change “Public buildings” to “Buildings, Municipal”
  - Change “Public Utilities” to “Public Utility”
  - Change “Public Service Utilities” to “Public Service Utility”
  - Add “Dwelling, Double Family (See Note 1)”
  - Add “Dwelling, Double Family Rental of”
  - Add “Dwelling, Multiple (3 or more) Family (See Note 1)”
  - Add “Dwelling, Multiple (3 or more) Family Rental of”
  - Add “Wind Generator, Solar Collector Over 35’ High”
- Add “Note 1:” to bottom of page which states: “Required lot size for Double and Multiple Family Dwellings and Planned Unit Developments shall be the number of residential units times the Minimum Required Lot Area and minimum lot shoreline width shall be the number of residential units times the Minimum Shoreline Lot Width for the Zone specified in the Zoning Schedule-Lot Dimensional Requirements.”
  - Add “Note 2:” to follow “Note 1:” which states: “Under Section 6.5.1 Planned Unit Developments are allowed only in the interior of the island as described in that provision.”
    - It is discussed that “Guest Houses” may need its own page of information and regulations. This will be addressed in the future.
    - The need for a definition for “Recreational Facility” is discussed, this will be addressed in the future.

#### **R-2 Residential, Single-Family, Medium Density**

Add to the end of the definition for R-2: “All Permitted and Conditional Uses must conform to the requirements of the Ashland County Shoreland Amendatory Ordinance and the Ashland County Floodplain Zoning Ordinance.”

##### **Permitted Uses:**

- Delete “Seasonal and Recreational Dwellings for single-family use”
- Change “Religious Facilities” to “Religious Facility”
- Change “Single-Family Dwellings” to “Dwellings, Single Family (1 only)”
- Change “Rental of Single-Family Dwellings” to “Dwellings, Single Family Rental of”
- Delete “One Guest House only is allowed”
- Add “Dwelling, Guest House (1 only)”
- Add “Dwelling, Guest House Rental of”
- Add “Accessory Structure”
- Add “Road Access”
- Add “Road/Driveway Extension”
- Add “Dwelling, Multiple (3 or more) Family Rental of Existing”
- Add “Dwelling, Double Family Rental of Existing”

##### **Conditional Uses:**

- Change “Public buildings” to “Buildings, Municipal”
- Delete “Private Recreational Facilities”
- Change “Public and private health care” to “Healthcare Facility”
- Delete “Mobile Home Park”
- Delete “Planned Unit Developments”

- Change “Public Utilities” to “Public Utility”
- Change “Public Service Utilities” to “Public Service Utility”
- Add “Parking Lot”
- Add “Recreation Facility” (to be defined at a later date)

### **R-3 Residential, Multi-Family**

Add to the end of the definition for R-3: “All Permitted and Conditional Uses must conform to the requirements of the Ashland County Shoreland Amendatory Ordinance and the Ashland County Floodplain Zoning Ordinance.”

#### **Permitted Uses:**

- Change “Single-Family Dwelling” to “Dwelling, Single Family (1 only)”
- Delete “Multi-Family Dwellings”
- Delete “Single and multi-family rental dwellings”
- Change “Religious Facilities” to “Religious Facility”
- Delete “Health Care Facilities”
- Change “Rental of Single-Family Dwellings” to “Dwelling, Single Family Rental of”
- Delete “One Guest House only is allowed”
- Add “Accessory Structure”
- Add “Road Access”
- Add “Road/Driveway Extension”
- Add “Dwelling, Guest House (1 only)”
- Add “Dwelling, Guest House Rental of”
- Add “Dwelling, Double Family (1 only) (See Note 1)”
- Add “Dwelling, Double Family Rental of”
- Add “Dwelling, Multiple Family Rental of”

#### **Conditional Uses:**

- Change “Private Recreational Facilities” to “Recreational Facility”
- Change “Planned Unit Developments” to “Planned Unit Development”
- Change “Public Utilities” to “Public Utility”
- Change “Public Service Utilities” to “Public Service Utility”
- Add “Dwelling, Multiple (3 or more) Family (1 only) (See Note 1)”
- Add “Mobile Home Park”
- Add “Healthcare Facility”
- Add “Note 1:” to bottom of page which states: “Required lot size for Double and Multiple Family Dwellings and Planned Unit Developments shall be the number of residential units times the Minimum Required Lot Area and minimum lot shoreline width shall be the number of residential units times the Minimum Shoreline Lot Width for the Zone specified in the Zoning Schedule-Lot Dimensional Requirements.”

**b. Review and Discussion RE: Zoning Ordinance Section 2: “Definitions”**

Not discussed.

**c. Review and Discussion RE: Zoning Ordinance “Zoning Schedules Dimensional Requirements”**

Not discussed.

**d. Review and Discussion RE: Zoning Ordinance Section 4.3.4: “Camping on Private Lands”**

Not discussed.

**IV. Future Agenda Items**

Same Agenda for next Work Shop.

**V. Schedule Next Meeting**

Next Regular Monthly Meeting will be Wednesday, 08-19-09 @ 5 PM @ Town Hall. The next Workshop will be scheduled at that time.

**VI. Adjournment**

G. Thury moves to adjourn. S. Soucek seconds. All in favor, 5 aye. Motion Carries. Meeting ends at 3:00 PM.

**Draft Town Plan Commission Minutes respectfully submitted by Zoning Clerical Assistant, Jessica L. Hatch on Friday, August 14, 2009.**

**These minutes are approved as submitted by JL Hatch; ZCA on Wednesday, August 19, 2009.**