

**Town of La Pointe Zoning  
Town Plan Commission Work Shop Minutes  
Thursday, September 10, 2009**

**Town Plan Commission (TPC) Members Present:** Charles Brummer; Vice-Chair, Larry Whalen, Greg Thury, Ron Madich, Carey Baxter (5)

**Town Plan Commission Members Absent:** Ted Pallas; Chair, Suellen Soucek (2)

**Public Present:** none

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

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

In the absence of the TPC Chair, Vice Chair, Charles Brummer called the meeting to order at 1:04 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”**

ZA poses a question regarding whether our Land Uses and the Land Use Map have to be in compliance with the future Land Use Map of the Smart Growth Plan. Commissioner Brummer notes that the Smart Growth Plan should be reviewed each year and in the spring this can be addressed to make both documents in compliance with one another.

Discussion on how to define “Private/Public Recreational Facility,” how other towns address this matter is considered. “Quiet sports,” “spa,” “athletic field” and others are pondered as to how to define. Commissioners are to submit ideas of how to address this matter for the next Workshop.

ZCA asks for clarification on decisions made regarding the Overlay Districts. These questions are clarified.

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

**TPC proposed to make the following changes to the “Zoning Schedules-Dimensional Requirements”:**

- Under “Yard Requirements;” change “Front:” to “Frontage:” with sub-headings to read “Road” and “Navigable Water: \*\*” (all Lake frontage where applicable will be 75 feet in accordance with Ashland County)
- Add footnote: “\*\* See Ashland County Shoreland Amendatory Ordinance Sections 3.21 and 3.22”
- Delete footnote: “ \* Minimum for one-family dwellings; one unit for every 3,000 square feet of lot area is permitted in multifamily dwellings provided the indicated minimum lot area requirements of 9,600 square feet are met.”
- Change footnote: “\*\* As required by Governmental Agency” to “\*As required by Governmental Agency”

- Delete footnote: “+ These frontage requirements are to be interpreted as average frontages within a given subdivision plat and as minimum frontage where single lots, not part of a subdivision plat, are involved”
- Delete footnote: “+ + Shoreland lots shall conform to the Ashland County Shoreland Amending Ordinance”
- Change “Minimum Lot Width” to “Minimum Lot Width (feet)” with subheadings “Road Frontage:” and “Lake Frontage:”
- Add footnote: “⊙ Measured from the Road-Right-Of-Way”

**Under “W-1”**

- Shift lines to new “Road Frontage” is “660 ft”
- Under new “Lake Frontage” add “N/A”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “75 ft” to “⊙ 75 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Navigable Water:” add “N/A”

**Under “W-2”**

- Under new “Lake Frontage” add “N/A”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “60 ft” to “⊙ 60 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “N/A”

**Under “R-1”**

- Under new “Lake Frontage” add “150 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “50 ft” to “⊙ 40 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “\*\* 75 ft”
- Under “Rear:” change “40 ft” to “⊙ 30 ft”

**Under “R-2”**

- Under new “Lake Frontage” add “150 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “30 ft” to “⊙ 30 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “\*\* 75 ft”
- Under “Rear:” change “25 ft” to “⊙ 25 ft”

**Under “R-3”**

- Under “Building Lot Area” Change “\*9,600 sq. ft. see below” to “9,600 sq. ft”
- Under new “Lake Frontage” add “N/A”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “20 ft” to “⊙ 20 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “\*\* 75 ft”

**Under “S-1”**

- Under new “Minimum Lot Width (feet)” subheading “Road Frontage” change “+250 ft” to “200 ft”
- Under new “Lake Frontage” add “250 ft”
- Delete “+ + Inland Lots See Below”

- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “60 ft” to “⊙ 60 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “\*\* 75 ft”
- Under “Rear:” change “50 ft” to “⊙ 40 ft”

**Under “S-2”**

- Under “Required Lot Area” change “Minimum 30,000 sq. ft” to “30,000 sq. ft”
- Under new “Minimum Lot Width (feet)” subheading “Road Frontage” change “200 ft” to “N/A”
- Under new “Lake Frontage” add “200 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “See + + Below” to “N/A”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “\*\* 75 ft”
- Under “Rear:” change “(Measured from r-o-w) 30 ft” to “⊙ 20 ft”

**Under “C-1”**

- Under new “Lake Frontage” add “150 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “5 ft” to “⊙ 5 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “\*\* 75 ft”
- Under “Rear:” change “10 ft” to “⊙ 10 ft”

**Under “L-Z”**

- Under “Building Height” change “\*\* 35 ft” to “\* 35 ft”
- Under new “Lake Frontage” add “N/A”
- Under new “Yard Requirements (Measured in Feet)” subheading “Frontage:” subheading “Road:” change “5 ft” to “⊙ 5 ft”
- Under new “Yard Requirements (Measured in Feet)” subheading “Navigable Water:” add “N/A ft”
- Under “Side” change “\*\* 10 ft” to “\* 10 ft”
- Under “Rear” change “\*\* 10 ft” to “\* 10 ft”

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

**TPC proposed to make the following changes to the Section 2: “Definitions”:**

- It is discussed that “garage” may need to be defined, no decision made at this time.
- Change “Lot, Width of:” to “The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth. On irregularly (non-perpendicular) shaped lots, the width shall be the average width of the lot computed according to Table TBD. Lot width shall be measured at the street setback line applicable to the zoning district the parcel is located within. In the shoreline jurisdiction, the lot width shall also be measured at the shore yard setback line applicable to the zoning district the parcel is located within. At least 50 % of the lot shall be greater than or equal to the required lot width.
- Add “Table2 in Section 16.0, appendix of Ashland County Subdivision Control Ordinance;” however, it will be called “Table TBD” in our Ordinance.
- “Project Beginning” and “Land Disturbance” is discussed, no decision made at this time.

d. **Review and Discussion RE: Zoning Ordinance Section 1: “Introduction”**

No changes are made to this section.

**IV. Future Agenda Items**

To be discussed at the next Regular Monthly Meeting

**V. Schedule Next Meeting**

Regular Monthly Meeting - Wednesday, September 16, 2009 - 5 PM at the Town Hall.

**VI. Adjournment**

G. Thury moves to adjourn. R. Madich seconds. All in favor, 5 aye. Motion Carries. Meeting ends at 3:17 PM.

**Draft Town Plan Commission Minutes respectfully submitted by Zoning Clerical Assistant, Jessica L. Hatch on Friday, September 11, 2009.**

**TPC minutes are approved as amended by ZCA, J. Hatch on Wednesday, September 16, 2009.**