

**Town of La Pointe Zoning
Town Plan Commission Special Monthly Meeting Minutes
Wednesday, June 2, 2010**

Town Plan Commission (TPC) Members Present: Ted Pallas; Chair, Charles Brummer; Vice-Chair, Larry Whalen (arrives at 4:35), Greg Thury, Ron Madich, Suellen Soucek, Carey Baxter (7).

Town Plan Commission Members Absent: None.

Public Present: Mike Starck, Tina Nelson (2).

Town Staff Members Present: Jennifer Croonborg; ZA, Margaretta Kusch; ZCA (2)

I. Call to Order/Roll Call

Chair Pallas called the meeting to order at 4:30 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

Mike Starck, acting as agent, asks for clarification on the process the Bergeons must follow on their Special Exception permit application. He submits a letter with his questions into the record, (letter attached to these minutes). Chair Pallas answers that before a buildable core and setback requirements can be determined, an application with proposed building plans must be submitted for the Town Plan Commission to consider.

G. Thury reads into the record a statement (attached to these minutes) of his opinion regarding the Tom Nelson permit application. He states that he will abstain from voting on this matter as he is employed by Mr. Nelson, but that he wishes to express his support of the permit being approved.

III. Approval of Previous Meeting Minutes

1. Town Plan Commission Regular Monthly Meeting, May 19, 2010

C. Baxter states that he should have abstained on the vote of approving the Town Plan Commission Special Monthly Meeting minutes of May 5, 2010.

- On page 2, under New Business, change “*L. Whalen arrives at 4:38*” to “*L. Whalen arrives at 4:37.*”
- On page 2, under New Business item d., change “*effecting*” to “*affecting.*”

G. Thury moves to approve as amended the Town Plan Commission Regular Monthly Meeting minutes of May 19, 2010. S. Soucek seconds. All in favor, 5 aye, 2 abstain (S. Soucek, G. Thury). Motion Carries.

2. Town Plan Commission Workshop, May 27, 2010

- On page 1, under Zoning Ordinance Revision Project item 2, change “*become legally non-conforming*” to “*become conforming.*”

G. Thury moves to approve as amended the Town Plan Commission Workshop minutes of May 27, 2010. S. Soucek seconds. All in favor, 7 aye. Motion Carries.

IV. Zoning Administrator’s Report

None.

G. Thury makes a motion to move item 7, New Business, up to before item 5. S. Soucek seconds. All in favor, 7 aye. Motion Carries.

V. Consideration and/or Action of Permit Applications:

a. Nelson, Thomas RE: driveway extensions, accessory, and travel trailer @ 428 Big Bay Rd, LP# 014-00187-0707

The Zoning Administrator reports that Mr. Nelson's paperwork is in order at this point and that they inspected the property together. Mr. Nelson plans on building a new storage structure out of three existing structures that he has moved to his property.

The Zoning Administrator questions whether the Town Plan Commission feels that he should be charged double fees as two of these structures were moved without permits. She would like interpretation from the Town Plan Commission about what the use is: a warehouse, junk storage, residential, etc. She also has concerns about safety of the structure and any potential of public use of the property.

C. Brummer feels that the Town Plan Commission should only consider what is presented in the current application and doesn't think that there should be a building inspection for a storage structure.

Chair Pallas states that double fees should be charged for the two structures that were moved without permits, and that he believes the permit should be approved with the understanding that it is not to be used for human habitation, only for storage.

C. Baxter states that he feels strongly about the issue of junkyards and junk storage and is opposed to generalized definitions and regulations of such.

The Town Plan Commission is in consensus that the permit can be approved with the understanding that the new structure will be used for storage only and that double fees will be charged for the square footage of the two buildings that were moved to the property without a permit.

b. Cone/Thompson RE: subdivision of parcel, LP# 014-00206-2101

Ashland County officials have not finished looking at this, so it will be revisited at a future meeting.

VI. Old Business

Zoning Ordinance Revision Project

Review and possibly revise working draft of tentative Ordinance Revision, Sections 1.0-16.0.

Not discussed.

- **Section 11.0 Amendments**
Not discussed.
- **Section 13.0 Town Plan Commission**
Not discussed.

VII. New Business

a. Bohn/Lindsey & Wroblewski: setback issues and preliminary Certified Survey Map

Tina Nelson is attending the meeting as agent and is trying to find ways to make the structures on the properties conforming. She wants to know if the proposed Certified Survey Map would help address the current setback issues. The proposed CSM would not affect lot width or reduce setbacks. The Town Plan Commission feels that the CSM is the only way of dealing with the situation and is in consensus that the CSM should be carried out. The house on the property would not have to be moved, but it couldn't be

added on to. If additional structures were ever built, they would have to meet the 50 foot sideyard setbacks. It is a conforming lot with a non-conforming structure.

b. Erickson, Evan: questions about setbacks – is a private easement included in setback measurement

Mr. Erickson owns a vacant parcel on the north end of the island on the inland side. The neighboring property owner behind it is landlocked. Mr. Erickson would like to grant this neighbor a driveway easement but wants to know if doing so would alter his setbacks. The Town Plan Commission is in consensus that his setbacks would not be altered, and that he would still measure setbacks from the property line.

C. Brummer moves to go back to item V. G. Thury seconds. All in favor, 7 aye. Motion Carries.

VIII. Future Agenda Items

IX. Schedule of Next Meeting

The next Town Plan Commission Regular Monthly Meeting will be held June 16, 2010, at 4:30 pm.

X. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor, 7 aye. Motion Carries. Meeting ends at 5:25 pm.

Draft Town Plan Commission Minutes respectfully submitted by Margareta Kusch, ZCA, on Thursday, June 03, 2010.

Town Plan Commission minutes are approved as amended by Margareta Kusch, ZCA on Wednesday, June 16, 2010.