

VILLAGE OF PORT EDWARDS

Port Edwards, Wisconsin

COMMITTEE: Plan Commission

DATE: February 16, 2022

TO: JOSEPH ZURFLUH

cc: BETSY MANCL
DANA DUNCAN
JASON WORDEN
DIANE TREMMEL

ERIK SAYLOR
SUE MITCHELL
TIARA GRUNDEN
SCOTT DREW

RAYMOND BOSSERT
DAILY TRIBUNE
WFHR/WGLX
NICK ABTS

Purpose of Meeting: Quarterly Meeting

Attendance: R. Bossert, J. Zurfluh, D. Kasten, E. Saylor, N. Abts, Bob

Citizens: Kelley Nagorski, Pastor Mr. Corey Schaffer

Excused: D. Berryman, L. Miller

Subjects Discussed, Action Taken & Board Action Required:

- **Call to order:** Meeting called to order by Zurfluh - Chairman at 3 p.m
- **Roll Call:** All present from above
- **Assign the Chairperson/Secretary:** Ordinance requires the President of the Board is the chairperson for the Plan Committee. Zurfluh **NOMINATES** (Zurfluh/Kasten) Raymond Bossert as recording secretary. **All ayes.**

- 1. Review the Current zoning map and discuss the recommended changes to zoning classifications for current Village properties that have been identified as “improperly” zoned based on their current use.** Zoning code chapter 17, red areas on the map are the changes, will go to PLPIT committee for review. Most properties were grandfathered in without proper documentation and zoned as residential (R1). This includes churches, schools, trails, the water tower & parks. With this in effect, the owners can tear down, sell and build without any consequences due to being zoned at R1. Bossert wants to fix up these zones so there are no issues in the future, there will be no tax changes or fees tied to adding conditional use to these zones.

Bossert purpose a motion for clarification of conditional use for the listed properties then will give him the directive to move out with the notifications to the owners and let the board be aware of what is going on.

MOTION (Kasten/Saylor) to review the current zoning map and discuss the recommended changes to zoning classification for current village properties that have been identified as improperly zoned based on their current use as follows:

parcel #2700004, #2700447, #2700386, #2700358, #2700446, #2700520, #2700407, #2700408, #2700409, #2700410, #2700411, #2700457, #2700198, #2700197, #2700194, #2700195, #2700196, #2700199, #2700200, #2700078A, #2700078B, #2700043A, #2700033, and #2700078. **Motion carried.**

- 2. Review the Proposed Zoning Matrix that consolidates all the Zoning classifications and addresses the Zoning Administrators' concerns on missing data/categories.** Bossert created a cheat sheet for citizens, business owners or a developer can quickly scan what limitations if they are zoned in a certain category. No changes, this sheet would be added with the zoning ordinance as an appendix. Wants committee to look at the sheet that has missing or not required information. He wants some areas to be more descriptive, and in other cases, restrictive. No motion needed, just administrative changes.
 - 3. Review the proposal to ADD 2 new zoning categories to the Village Zoning ordinance; An Institutional category and a Multi-Use category. This will require zoning ordinance adjustment and recommendation to the PLPIT committee.** Village has no ability to zone property without adding institutional and multi-use categories. Need to zone parcels correctly to keep everything legal. Change bike trail from agriculture to conservation use with no buildings authorized. Just want approval to add those two categories.
 - 4. Discuss the need for a Village Future land Use map based on the Village Comprehensive plan published in 2015.** Potential future roads that either the village or developer would install. Continuation of Bruener Ave. would open up that land for potential subdivision and housing. Continuation of 7th St. tying into Letendre Ave. Continuation of 7th St. to Fawn Ln. and Pleasant View Dr. Existing roads on DMI will be built once the property is improved. On Nepco side off of Z, going north into land near the airport that could be developed. South of Z, connecting into Nepco Lake Rd. These roads can lead to potential business and residential use. Ver Bunker Ave. to Port Rd has potential for commercial activities.
- ***Describe the Requests:*** None.
 - ***Open the Public Meeting for Comment:*** Current fees and rezoning are \$100, which hasn't been changed since 2003. New numbers will be discussed at the FHR meeting which will cover the costs of bringing everyone into the meetings. Village lawyer Abts agrees with the changes.
 - ***Close the Public Meeting for Comment:***
 - ***Vote on the Requests:*** No votes.
 - ***Old Business:*** None.

- ***New Business:*** Hold new business for meeting in March.
- ***Correspondence received:*** None.
- ***Agenda items for next meeting:*** None.
- ***Next meeting date:*** TBA - Middle of March.
- ***Adjourn:*** Adjourned at 4:10 p.m by Zurfluh.

Erik Saylor - Chairman