

**NOTICE OF PUBLIC MEETING
DOOR COUNTY RESOURCE PLANNING COMMITTEE**

**DOOR COUNTY GOVERNMENT CENTER
421 NEBRASKA STREET
STURGEON BAY, WI 54235**

The Door County Resource Planning Committee will conduct a regular business meeting on **Friday, August 23rd, 2019** in the Chambers Room (Room C102, first floor), Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin, beginning at ~~3:00~~ **4:00** p.m.

AMENDED AGENDA

- 1.0 Open meeting.
- 2.0 Verification of proper notice and posting procedures; quorum present; adoption of the agenda.
- 3.0 Public comment.
 - a) Information may be received from members of the public, *except* information related to a pending hearing (e.g., zoning amendment or conditional use permit).
 - b) Extensive discussion and all action must be deferred until and unless specific notice of the subject matter is included on the agenda.
- 4.0 Correspondence.
- 5.0 Read and act on minutes of August 15th, 2019 meeting.
- 6.0 Convene in closed session pursuant to § 19.85(1)(g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically the pending legal disputes with Link Media Wisconsin, LLC centered on Chapter 8, Door County Comprehensive Zoning Ordinance.
- 7.0 Reconvene in open session.
- 8.0 Discussion (if any) and decision (if any) regarding closed session subject.
- 9.0 Potential sponsorship of text amendments to the Door County Comprehensive Zoning Ordinance whereby Chapter 8, Signs, would be replaced with a new chapter.
- 10.0 Future meeting schedule.

September 5, 2019	-	?
September 19, 2019	-	2020 budget review.
- 11.0 Meeting per diem code.
- 12.0 Adjourn.

** Deviation from the order shown may occur. **

Ken Fisher, Chair
Resource Planning Committee
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

MKG/SV/lr
08/21/19

Notice in compliance with the Americans with Disabilities Act: Any person needing assistance to participate in this meeting should contact the Office of the County Clerk at (920) 746-2200. Notification 48 hours prior to a meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

**MINUTES OF MEETING
DOOR COUNTY RESOURCE PLANNING COMMITTEE**

August 15, 2019

1.0 Open meeting.

Chair Fisher called a regular meeting of the Resource Planning Committee to order at 4:31 p.m. in the Chambers Room (Room C102, first floor) of the Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin.

Present:	<u>RPC Members</u>	<u>Others</u>	
	Ken Fisher	Mariah Goode	Barb Board
	David Enigl	Sue Vanden Langenberg	Steve Laubenstein
	Jon Koch	Jim Mellen	Linda Wait
	Richard Virlee	Sigrid Slaby	James Smith
	Vinni Chomeau	David Slaby	Luke Tigges
		Dan Jungwirth	Ann Renard
		Shannon Jungwirth	Chris Renard
		Jeff Lange	Tom Birmingham
		Brenda Lange	Marianne Ewig
		Laddie Chapman	

2.0 Verification of proper notice and posting procedures; quorum present; adoption of the agenda.

After verification of proper notice and posting procedures, there was a motion by Koch, seconded by Virlee, to adopt the agenda as presented. Motion carried unanimously.

3.0 Public comment.

- a) Information may be received from members of the public, *except* information related to a pending hearing (e.g., zoning amendment or conditional use permit).
- b) Extensive discussion and all action must be deferred until and unless specific notice of the subject matter is included on the agenda.

None.

4.0 Correspondence.

None.

5.0 Read and act on minutes of August 1st, 2019 meeting.

Motion by Koch, seconded by Chomeau, to approve the minutes as presented. Motion carried unanimously.

6.0 Zoning amendment petitions.

6.1 Chris Renard, d.b.a. Rosewood Dairy, Inc.; rezone 3.5 acres of a 38.56-acre Exclusive Agricultural (EA) parcel, with 0.48 acres (store, parking) rezoned to Commercial Center (CC) and 3.02 acres (cheese processing facility, warehouses) rezoned to Heartland-3.5 (HL3.5) to make existing uses conforming, expand the store, and facilitate a land division; 248 CTH S; Clay Banks.

MINUTES OF MEETING
RESOURCE PLANNING COMMITTEE
August 15, 2019

Motion by Enigl, seconded by Virlee, to recommend to county board approval of the zoning map amendment petition as requested. Motion carried unanimously.

6.2 Steven & Katheryn Laubenstein; rezone a 0.652-acre parcel from Countryside (CS) to Commercial Center (CC) to establish a commercial office; 4052 STH 42/57; Sevastopol.

Motion by Virlee, seconded by Koch, to recommend to county board approval of the zoning map amendment petition as requested. Motion carried unanimously.

6.3 Daniel D. & Shannon J. Jungwirth; rezone the upland portion of a 2.75-acre parcel from Heartland-3.5 (HL3.5) to Mixed Use Commercial (MC) to make the existing trade and contractor use conforming; 2530 Settlement Road; Liberty Grove.

Motion by Koch, seconded by Virlee, to recommend to county board approval of the zoning map amendment petition as requested. Motion carried unanimously.

6.4 Luke Tigges (on behalf of Wergin Family Irrevocable Dynasty Trust); rezone a 2.63-acre parcel from Recreational Commercial (RC) and Estate (ES) to Mixed Use Commercial (MC) to establish a retail use; 4680 Bay Shore Drive (CTH B); Sevastopol.

Motion by Enigl, seconded by Koch, to recommend to county board denial of the zoning map amendment petition for the following reasons:

1. The members of the town plan commission and town board unanimously voted against the proposed zoning map amendment.
2. The use proposed would change the character of the neighborhood in that it wouldn't be a "neighborhood" business.
3. No detailed building or site plans for the proposed new use were provided.
4. Rezoning the property would allow the possibility of any use allowed in the new zoning district to occur on the property in question. Many of those would be allowed with regular zoning permits (i.e., no public hearing before the Resource Planning Committee).

Motion carried unanimously.

7.0 Land division matter.

Conceptual plat review for a major site condominium: "The Uplands at Cottage Row"; 12 single-family condominium building sites ranging in size from 1.7 to 2.3 acres; owner Tom Birmingham; Cottage Row; Town of Gibraltar; Small Estate (SE) zoning district.

After brief review with staff as to major land division processes and discussion with owner Tom Birmingham, there was a motion Koch, seconded by Enigl, approving the owner to move forward with development of a preliminary plat substantially conforming to the conceptual plat, with the request that the owner ensure the proposed road name will meet county addressing standards and that the preliminary plat and/or associated paperwork include any storm water runoff control requirement measures the Soil & Water Conservation Department may require. Motion carried unanimously.

Chair Fisher noted that County Corporation Counsel Grant Thomas was unable to attend the meeting, so agenda items 8.0 through 11.0 would be addressed at a later meeting.

MINUTES OF MEETING
RESOURCE PLANNING COMMITTEE
August 15, 2019

- 8.0 Convene in closed session pursuant to § 19.85(1)(g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically the pending legal disputes with Link Media Wisconsin, LLC centered on Chapter 8, Door County Comprehensive Zoning Ordinance.
- 9.0 Reconvene in open session.
- 10.0 Discussion (if any) and decision (if any) regarding closed session subject.
- 11.0 Potential sponsorship of text amendments to the Door County Comprehensive Zoning Ordinance whereby Chapter 8, Signs, would be replaced with a new chapter.
- 12.0 Future meeting schedule.

September 5, 2019	-	?
September 19, 2019	-	2020 budget review.

It was decided the RPC will hold a meeting on Friday, August 23rd at 3:00 p.m. in order to address agenda items 8.0-11.0.
On the 23rd the committee will decide whether or not to meet September 5th. Enigl cannot attend on the 5th.
There will definitely be a 3:00 p.m. September 19th meeting, in order to at the very least review the budget.

Meeting schedule as discussed noted.

13.0 Meeting per diem code.

Chair Fisher assigned code 333.

14.0 Adjourn.

Motion by Koch, seconded by Enigl, to adjourn the meeting. Motion carried unanimously.

Meeting adjourned at 5:10 p.m.

Reported by,

Mariah Goode
Land Use Services Director

Sue Vanden Langenberg
Zoning Administrator