

**WASHINGTON ISLAND ZONING AND PLANNING
COMMITTEE MEETING
Wednesday, November 9, 2011
RUTLEDGE ROOM - 7:00**

The November 9, 2011 WIZAP Meeting was called to order by the chairman, Mike Kickbush at 7 pm.

Members present: Carol Stayton, Kirby Foss, Joel Gunnlaugsson, Mike Kickbush, Liz Holmes

Members of the Public in attendance: Bob Young, Dennis Young, Russ Kickbush, Lou Clarke, June Reimer, Anne Rissell, T. Berry, Lou Small, Gloria Small, Jan Fisco, Chuck Hansen, Linda Hansen

The **agenda** was approved by consensus.

The previous **WIZAP minutes** were approved by consensus.

Correspondence was received from Kay Miller, Charles & Linda Hansen, Bob Purrman, Charles & Helene Valentincic, June Reimer, Peter Nelson, Bob & Martha Wagner

ACTION ITEMS:

a. The Washington Island Zoning & Planning Committee received a request for a variance from s. 3.07(2)b & 3.02(3)a of the Door County Zoning Ordinance made by Joanne Nelson, Peter Nelson petitioner, in order to reconstruct/remodel a portion of an existing residence and to construct a new addition. The property is located at 1237 Old West Harbor Road on Washington Island.

*1st Motion made by Michael Kickbush, 2nd by Carol Stayton **that we recommend approval** of the request for a grant of variance from s. 3.07(2)b & 3.02(3)9 of the Door County Zoning Ordinance made by Joanne Nelson (Peter Nelson Petitioner) for tax parcel #0280102332922C located at 1237 Old West Harbor Road.*

VOTING YES: Carol Stayton, Kirby Foss, Joel Gunnlaugsson, Liz Holmes

Motion passed unanimously

The committee agreed that the petition for the variance asked for minimal relief from the zoning ordinance.

It is also understood that the existing structure is non-conforming and predates the requirements of the zoning ordinance which should not prevent additional use of the structure.

In addition, there are power lines located to the east of the existing structure that prevent total compliance by the addition that is being constructed to the south.

Lastly, the proposed addition to the south is no closer to the ordinary high water mark than the existing structure and is set back as far as practically possible.

Three letters in favor of the variance were received by the committee. No letters were received objecting to the variance.

b. The Washington Island Zoning & Planning Committee received a request for a variance from s. 3.05(3) of the Door County Zoning Ordinance made by Charles & Helene Valentincic, Tom Jordan Petitioner in order to construct a new single family residence. The property is located at the north end of Bay Point Road north of Green Bay Road on Washington Island.

1st Motion made by Michael Kickbush, 2nd by Liz Holmes that we recommend approval of the request for a grant of variance from s. 3.05(3) of the Door County Zoning Ordinance made by Charles & Helene Valentincic (Tom Jordan Petitioner) for tax parcel #0280111332924G located at north end of Bay Point Road.

VOTING YES: Joel Gunnlaugsson, Liz Holmes

VOTING NO: Carol Stayton, Kirby Foss, Michael Kickbush

Motion did not pass

The last zoning activity on the property (variance request from 1995) did not pass. Concern was expressed that this would set a precedent for similar, non-conforming lots that are currently for sale near by and elsewhere on the island.

Opposition by neighbors both in the audience and by correspondence expressed only opposition, no support.

Petitioner did not establish an overriding public benefit.

Two letters were received that were not in favor of the request. No letters were received in favor of the request.

Petitioner does not own the property in question.

c. WIZAP Committee Opening: No applications, position continues to go unfilled.

d. Develop Master Plan for Development Core Areas. As the Town of Washington participated and adopted the Comprehensive Plan 2030, numerous materials, information and facts were collected for future use and further discussion. The only change that occurred on Washington Island that implicates future zoning decisions and direction was an expansion of the development core area(s) that joined 2 previously segmented areas which are loosely defined as the area between Townline Road and Michigan Road along Main Road and the area along Lobdell Point Road/Detroit Harbor Road between West Harbor Road and Airport Road. The motion below is a request to receive the blessing of the Town Of Washington Board of Supervisors to proceed with the necessary authority and conduct the required meetings to plan for the future of the development core area(s) listed above as well as the one located in and around the ferry dock.

1st Motion made by Michael Kickbush, 2nd by Kirby Foss that WIZAP participate in developing a master plan for the core development areas on Washington Island.

VOTING YES: Joel Gunnlaugsson, Liz Holmes, Carol Stayton, Kirby Foss, Michael Kickbush

Motion passed unanimously

COMMUNITY INPUT: None

BOARD INPUT: Carol Stayton inquired about follow up information in regard to NR115 and parking standards that was to be discussed at a future meeting. Material was not prepared for this meeting and will be discussed in the future. Carol also asked to have a discussion about the county zoning department put on a future agenda.

NEXT MEETING will be **December 14, 2011** if needed.

ADJOURNMENT: Motion to adjourn made by Kirby Foss, 2nd by Carol Stayton. Motion passed unanimously. Meeting adjourned at 8.00 p.m.

Michael G. Kickbush AIA

Acting Secretary

WIZAP