

**WASHINGTON ISLAND ZONING AND PLANNING
COMMITTEE MEETING
Monday, June 27, 2011
RUTLEDGE ROOM - 7:00**

The June 27, 2011 WIZAP Meeting was called to order by the chairman, Mike Kickbush at 7 pm.

Members present: Mary Lee Benson, Kirby Foss, Joel Gunnlaugsson, Mike Kickbush, Liz Holmes, Bill Norris

Members of the Public in attendance: Wayne & Eleanor Boyer, Elizabeth Cornell, Bruce McClaren, Ruth Gau, Ann Lewis, Jerry Maiers, Barry McNulty, Carol Stayton
A motion to **approve the agenda** was made by Liz Holmes, 2nd by Bill Norris.

Motion approved unanimously.

The previous **WIZAP minutes** (with the correction of the date to April 19, 2011) were approved by consensus.

Correspondence was received from Ray Hansen and Thomas Johnson in favor of the variance request made by Elizabeth Cornell.

ACTION ITEMS:

a. Request for a variance from s. 3.15 (3)(a)(4) & 9.04(2) of the DC Ordinance made by

Harbor House Marina Inc, Elizabeth Cornell petitioner, in order to construct a personal woodworking shop & storage building on a nonconforming lot that does not meet the minimum 90' lot width or 18,000 sf lot requirements.

Chairman Mike Kickbush recused himself from the discussion and vote since he is the architect for the petitioner. He appointed Mary Lee Benson as temporary chairman.

After discussion at the June 27, 2011 WIZAP meeting using the criteria set out in the Door County Zoning Ordinance and the statutory and case law criteria for evaluating variance petitions, **we recommend approval of the Grant of Variance.**

*1st Motion made by Mary Lee Benson, 2nd by Liz Holmes **that we recommend approval** of the request for a grant of variance from s. 3.15 (3)(a)(4) & 9.04(2) made by Elizabeth Cornell to build a woodworking shop & storage building located at #290*

*Lobdell Point Rd. **VOTING YES:** Mary Lee Benson, Kirby Foss, Joel*

Gunnlaugsson, Liz Holmes, Bill Norris

Motion to recommend approval

passed unanimously

*2nd Motion made by Bill Norris, 2nd by Kirby Foss **that we recommend denial** of the request for a grant of variance from s. 3.15 (3)(a)(4) & 9.04(2) made by Elizabeth Cornell to build a woodworking shop & storage building located at #290 Lobdell*

Point Rd. **VOTING NO:** Mary Lee Benson, Kirby Foss, Joel Gunnlaugsson, Liz Holmes, Bill Norris **Motion denied unanimously**

The committee agreed that the petition for the variance met the 3 Criteria. The non-conforming lot size presents a physical limitation which makes it impossible to comply with the ordinance.

We could see no detriment to the public interest. Rather, the attractive architecture of the building will enhance the area and help property values.

Since the lot is located in the Core Development Area, which is intended to allow for higher density development, it is compatible with the goals of the Comprehensive Plan 2030 (Vol. I, p. 41)

An unnecessary hardship is present in that the lot was created prior to the zoning ordinances and was not self-imposed by the owner.

A few concerns were expressed concerning possible environmental pollution due to dust from woodworking and painting/fiberglass applications to boats. These would be minimized by a dust and air filter to be installed by Mr. McClaren. The question was raised that if the McClarens sold the property, the use of the building could change. Two letters in favor of the variance were received as correspondence and four more were presented to the committee at the meeting by Bruce McClaren. No letters were received objecting to the variance.

b. WIZAP Committee Opening: An opening was created when Doug Huffman announced in the April 19, 2011 WIZAP minutes his intention to resign from the committee. It was noted that he was requested to send a letter of resignation, which he refused to do. The Town Chairman, Joel Gunnlaugsson, gave the committee permission to post a notice of an opening.

There was only one applicant, Carol Stayton, who had previously served on the committee as one of the two Town Board representatives. A motion to recommend approval of Carol Stayton to be a member of the WIZAP was made by Mary Lee Benson, 2nd by Joel Gunnlaugsson. Her previous experience and diligence was noted. The motion passed unanimously.

c. WIZAP Ordinance Change Recommendation: A motion was made by Mike Kickbush, 2nd by Mary Lee Benson to amend all text describing the Washington Island Zoning and Planning Committee from “Planning Committee” to “Zoning and Planning Committee” and amend section 12-1 from “Washington Island Zoning and Planning Committee” to “Washington Island Zoning and Planning Committee also known as WIZAP”. Motion passed unanimously.

REPORTS/ANNOUNCEMENTS: Mike Kickbush reported on the Public Informational Meeting held May 18, 2011 on Washington Island presented by Mariah Goode and Kay Miller of the DC Planning Dept. Mike K. and Joel Gunnlaugsson attended from the committee. Subjects covered were: **Conservation**

Subdivisions (which will allow for more densely clustered development on large acreages with the requirement that 80% be permanently deeded open

space); **Working Lands Initiative** (which probably won't apply to the Island); and the new ordinance concerning **secondary dwelling units** (several are currently being considered on the Island—this allows a 2nd residential dwelling limited to 749 S.F. which cannot be rented for less than 1 month at a time). **New parking standards** will be discussed at an upcoming meeting. **NR 115** will be in effect Jan. 2012 and will affect non-conforming residential shore lots.

There will be a Flood Insurance Workshop in the county on July 7.

COMMUNITY INPUT: Carol Stayton announced that July 18 is the county follow-up on the Great Lakes Project concerning lake levels. Time and place to be announced.

BOARD INPUT: Bill Norris announced that he will resign from the committee as soon as a replacement can be found. He said he is absent from the Island for too many months. The committee expressed appreciation for his service and for the fact that as the longest serving member of the committee provided valuable input.

NEXT MEETING will be **July 13, 2011** if needed. Because of the change in meeting dates for the Town Board, it is necessary to change the dates of our WIZAP meetings. They will now be held on the **2nd Wednesday of the month.**

ADJOURNMENT: Motion to adjourn made by Liz Holmes, 2nd by Bill Norris. Motion passed unanimously. Meeting adjourned at 7:55 p.m.

Mary Lee Benson, secretary