

**WASHINGTON ISLAND ZONING AND PLANNING
COMMITTEE MEETING**

July 25, 2012

RUTLEDGE ROOM - 7:00

Meeting **CALLED TO ORDER** by chairman, Mike Kickbush at 7:00 pm

Members present: Mary Lee Benson, Kirby Foss, Jim Goodwin, Liz Holmes, Mike Kickbush, Carol Stayton. There were no members absent.

Members of the public present: Joel Gunnlaugsson, Anne Lewis, Mary Marik, Lou Small, Noreen Murphy

APPROVAL OF AGENDA: Accepted by consensus

APPROVAL OF MINUTES: Motion to accept the minutes of the June 27, 2012 meeting made by Carol Stayton, 2nd by Liz Holmes. **Motion approved unanimously.**

CORRESPONDENCE: Two letters were received regarding the variance request.

ACTION ITEMS:

- a. **Variance Request** on property owned by Willscott Properties LLC, Scott Sonoc petitioner. The request is at 1309 Rangeline Road, parcel #280236342944A2, for a variance after the fact on a new stairway and portion of a deck that does not meet the required 65 foot setback from the center line of the right-of-way of a town road as stated in the Door County Ordinance Section (s) 3.05 (3).

The petitioner was not present. Joel Gunnlaugsson answered questions from the committee. Two letters in favor of the variance were received from Jake Ellefson and Joel and Krista Gunnlaugsson.

Discussion followed using the General Criteria Regarding Zoning Hearing Cases in Door County. It was agreed that requiring compliance with the strict letter of the ordinance provision s. 3.05 (3) did not unreasonably prevent the owner from using the property for a permitted purpose. However, it was agreed that conformity with the regulation would be unnecessarily burdensome because the building was in existence before the zoning ordinances were in effect. To require adherence to the road setback requirements now would be unnecessarily burdensome. The building location also presents a unique physical property limitation due to its existence prior to the zoning ordinances. The committee believes the deck/stairway presents no harm to the public interest and is, in fact, an attractive addition to the Island.

Some concern was expressed about having done the construction first, without going through the required variance procedure and the possible effect this could have on setting a precedence.

The motion to recommend approval of the request for an after the fact grant of variance from s 305(3) requested by Willscott Properties LLC, Scott Sonoc petitioner for tax parcel #280236342944A2 located at 1309 Range Line Road was made by Mike Kickbush, 2nd by Carol Stayton. **Motion passed unanimously.**

- b. **WIZAP Committee Opening:** Chairman M. Kickbush indicated there were no applicants for committee membership. He will repost the opening.

REPORTS/ANNOUNCEMENTS

a. Proposed changes to the Door Co. Zoning Ordinance 4.07(1)(b)(1)(a and 407(2) were not discussed because they do not pertain to the Island.

COMMUNITY INPUT: None

BOARD INPUT: None

NEXT MEETING: Chairman M. Kickbush will contact us with the date.

ADJOURN: Motion to adjourn made by Mike Kickbush, 2nd by Kirby Foss. **Motion passed unanimously.** Meeting adjourned at 7:28 pm.

Respectfully submitted,
Mary Lee Benson, secretary