

CITY PLAN COMMISSION
Wednesday, December 21, 2016

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Jeff Norland, Ron Vandertie, Bob Starr, Rick Wiesner, Steven Hurley, Dennis Statz, and Mike Gilson were present. Also present were City Administrator Josh Van Lieshout, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Starr, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 16, 2016.
4. Conditional use request from Jak's Place for a walk-in mental health resource center, located at 1623 Rhode Island Street.
Presentation
Public hearing
Consideration of
5. Consideration of: PUD modification and balcony encroachment for Door County Maritime Museum.
6. Consideration of: Zoning classification for Jefferson Street corridor.
7. Consideration of: Zoning code amendment to allow accessory dwelling units.
8. Consideration of: Project Plan amendment for Tax Increment District #4.
9. Public comment on Plan Commission related items.
10. Adjourn.

Carried.

Approval of minutes from November 16, 2016: Moved by Mr. Vandertie, seconded by Mr. Statz to approve the minutes from November 16, 2016. All ayes. Carried.

Conditional use request from Jak's Place for a walk-in mental health resource center, located at 1623 Rhode Island Street:

Presentation: Mr. Kernosky stated that Jak's Place has petitioned for a conditional use permit to utilize the former Community Clinic of Door County, located at 1623 Rhode Island Street, for a walk-in mental health resource center. In 2002, the Plan Commission approved a conditional use permit for a medical clinic for this parcel, with the condition that the existing vegetation located between the parking area and S. 16th Place be retained and maintained. The Community Clinic had closed last summer as they did not have the demand as they once did. This parcel is near the hospital and other medical clinics.

Michael Huck, Executive Director of Lakeshore Cap, stated that last year NAMI of Door County approached Lakeshore Cap about taking over the operation of Jak's Place. Knowing the importance of preserving these types of services in the area and how this fits into their mission by being able to help people achieve self-efficiency both economically and emotionally, and to increase stability, they took over the operation of Jak's Place in July, 2016. They are looking at relocating to the vacant Community Clinic building at 1623 Rhode Island Street. The owners of the Community Clinic are supporters of Jak's Place.

The current location of Jak's Place is at 825 Egg Harbor Road and was originally a residence. It is now a house for drop-in persons seeking counseling. The way the Community Clinic is laid out, there will be separate rooms to provide services. It will be called a mental health walk-in center for social counseling and peer support activities. It is not a medical treatment center.

Mr. Starr stated that he would be abstaining from discussion and voting due to conflict of interest.

Public hearing: Chairperson Wiesner opened the public hearing at 6:10 p.m. No one spoke during the hearing in favor or in opposition. There were no letters in favor or in opposition. The public hearing was declared closed at 6:11 p.m.

Consideration of: After a short discussion, it was moved by Mr. Gilson, seconded by Mr. Statz to approve the conditional use request, with the condition that the existing vegetation along S. 16th Avenue is retained as previously required. Carried, with Mr. Starr abstaining.

Consideration of: PUD modification and balcony encroachment for Door County Maritime Museum: Mr. Kernosky stated that the Door County Maritime Museum is requesting a modification of their Planned Unit Development to add a balcony off the second floor meeting space area of the museum. Adding the balcony would be the first item to consider and the second part would be consideration of the balcony encroachment onto the City's property.

Architect Ben Schenkelberg had designed the original museum 22 years ago. He said the second floor of the museum is 12.5 feet above grade. The balcony will give more space and add a lot to the view and to the museum. The frame will be made of steel. The brick pavers and benches will be removed and replaced after construction. Underneath the balcony will be grass and will work with City staff for landscaping.

Mr. Wiesner wondered if this project would be in the way when and if the dockwall would get reconstructed. Mr. Olejniczak responded the dockwall is approximately 60 feet from the property line. There is no plan at this time to replace the dockwall.

Commission members discussed the request. Moved by Mr. Starr, seconded by Mr. Statz to approve the modification to the final PUD for the addition of the balcony as

presented and recommend to Council to enter into a license agreement with Door County Maritime Museum for the balcony encroachment. All ayes. Carried.

Consideration of: Zoning classification for Jefferson Street corridor: Mr. Kernosky stated that staff had sent out surveys to 33 property owners on Jefferson Street regarding rezoning their property to C-5 (Mixed Commercial-Residential). There was a very positive response with 21 properties responding and asking for their property to be rezoned. The C-5 district has much more flexibility. The Dorchester may be the only property limited by the rezoning.

Mr. Starr stated his opinion that all the properties should be rezoned or none at all. He said the most delicate property is the Dorchester. If they did any changes that needed a conditional use, it would be one more step for them. Neighbors would also be able to offer their input. He just didn't want to leave one or two properties out.

Mr. Gilson suggested to move forward with the rezoning and talk to the owners of the Dorchester.

The consensus of the Commission was to include all properties in the rezoning. This will be brought back to a future meeting.

Consideration of: Zoning code amendment to allow accessory dwelling units: Mr. Olejniczak stated that an accessory dwelling unit is a smaller, secondary home on the same lot as the principal dwelling. He went through the purpose and proposed requirements of an accessory dwelling unit. It could be a permitted use in the R-1, R-2, R-3, R-4, C-5 and A districts, with an option of requiring a conditional use in some or all of the districts. Other items discussed included minimum lot size, as well as minimum and maximum floor area; not more than one accessory dwelling unit shall be permitted on a lot; property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address, with a restrictive agreement; required parking based on square footage; the unit cannot be leased for a period of less than 30 days at a time; and requirements for an attached or detached accessory unit.

Mr. Norland did not see a need for accessory dwelling units. People bought homes in the R-1 district for single family, not to permit multi-family.

Mr. Starr had mixed feelings. This would create more housing and rental opportunities. If new employees cannot find housing, they don't take the job. He had concerns about cluttering up the neighborhood with not enough storage for cars, etc. He would like to know what the public thinks and the City should place an article in the Door County Advocate stating the Plan Commission is looking for input, or even discuss it on a radio station.

Mr. Hurley thought that even a minimum lot size of 7000 square feet would be too small and expressed concerns about stormwater management .

Mr. Statz mentioned that the period of a minimum 30 day lease should be changed to 30 consecutive days. He also likes the idea of a garage with living quarter above. It makes more sense with only one building on the lot.

It was the consensus to put an article in the Door County Advocate asking for feedback and bring back to Plan Commission in two months.

Consideration of: Project Plan amendment for Tax Increment District #4: Mr. Olejniczak presented informational background on TID #4. TID #4 was created in 2013 and is the funding mechanism used to implement the redevelopment plan for the West Waterfront Redevelopment Area.

The tax increment law provides an option for the State to redetermine the base value of a TID that is in a decrement situation for at least two consecutive years. TID #4 is in a decrement situation due to the fire and demolition of the Harbor Place Shoppes, which reduced the assessed value of that parcel to just its land value.

In order for the Dept. of Revenue to reset the base value, the Council must adopt a resolution that must be approved by the Joint Review Board. In addition, a project plan amendment must also be adopted. The amended project plan will require a public hearing before the Plan Commission, followed by action from the Plan Commission, Council, and Joint Review Board.

No action was needed at this time.

Public comment on Plan Commission related items: There was no public comment.

Adjourn: Moved by Mr. Statz, seconded by Mr. Hurley to adjourn. Carried. Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary