PLAN COMMISSION MEETING

Date / Time: **Tuesday, November 12th, 2024 - 5:30 p.m.**
Location: **Sevastopol Town Hall**
4528 State Highway 57, Sturgeon Bay WI 54235
Telephone: (920) 746-1230 / Email: office@townofsevastopolwi.gov

Minutes

Call to order. Plan Commission Chair Linda Wait called the meeting to order at 5:30 p.m.

Roll call / Establish Quorum. The following Plan Commission members were present and constitute a quorum: Mary Ellen Ramstack, Mike Woleben, Hugh Zettel, Trent Olsen, Jay Hubner and Linda Wait. Laird Salisbury is excused.

Also in attendance: Amy M. Flok – Clerk/Treasurer, April Durkin (4839 Glidden Drive) and Stephen Borcherding (3822 Sherwood Forest Drive).

Proper notice / adopt Agenda. Upon proper notice by Clerk Flok, motion by Ramstack and second by Olsen to adopt the agenda. Motion carried.

Public Participation. None

Approve previous minutes. Motion by Zettel and second by Woleben to approve the minutes of August 27, 2024, and place on file. Motion carried.

New Business:

A. **Kenneth Anthony Stoppa Trust petition to rezone** a 118.08 square foot area from Wetland (W) to Single-Family Residential 20,000 (SF20) in order to install a driveway through wetland and create access to upland portion of the parcel. The property is located on Glidden Drive (south of 4839 and west of 3822), Sturgeon Bay WI, Parcel No. 022-03-16282711N4.

Wait summarized that a similar request had become before the Plan Commission and Town Board in February 2023, and both had recommended support for the petition to rezone an area 16 feet wide and up to 12 feet long from W to SF20 in order for the applicants to install a driveway to an upland portion and subsequently construct a residence. However, when the Stoppa petition went before the Door County Resource Planning Commission (RPC), they recommended denial of the zoning amendment, and the County Board concurred. Another request could not be filed until 6 months after the initial

denial. This second petition asks for rezoning of a smaller area (118.08 feet) for driveway purposes

Ms. Durkin is the neighbor to the north of the subject property and provided some background on the area, having purchased their property in 2018 after the original parcel had been split into several smaller lots and is aware of the wetland areas. Ms. Durkin expressed her opposition to the rezoning request.

Mr. Borcherding is the neighbor to the east of the Stoppa parcel and indicated that he leans toward protecting wetlands.

Plan Commission members took special note of the RPC findings and recommendations from March 7, 2024, which were included with the most recent draft report. Following discussion, motion by Hubner and second by Zettel to reject the request for rezoning and forward a recommendation of denial to the Town Board. Motion carried, unanimously.

Reasons for the Plan Commission's decision of denial:

- Taking into consideration the RPC's previous recommendation of denial that it does not wish to set a precedent to rezone and fill wetlands in order to access upland lots.
- The request does not meet the criteria in evaluating petitions to rezone.
- That the Town is also conscience of protecting wetlands.
- Taking into consideration the non-support comments from neighbors.
- The applicants did not appear.

Proposal Consistent with the Town's Comprehensive Plan:

- Yes, in the sense that our Town also values wetland protection and SF20 zoning.

Concerns/Objections: None stated.

Pending Business:

A. Door County Comprehensive & Farmland Preservation Plan 2045. There was a public hearing this morning on the County's enactment of an ordinance to adopt the Plan. Zettel recapped some of the updates and also mentioned that it includes a "Bicycle, Pedestrian and Recreation Issues and Opportunities" section with issues, opportunities, current conditions and vision statement.

Future Agenda Items. TBD
Schedule Next Meeting. TBD

Adjourn. Motion by Zettel and second by Woleben to adjourn. Motion carried and the meeting adjourned at 6:24 p.m.

Respectfully submitted,

Linda Wait
Draft 11/14/2024