# PLAN COMMISSION MEETING

**Date / Time:** **Tuesday, January 7th 2025 - 5:30 p.m.**
**Location:** **Sevastopol Town Hall**
**4528 State Highway 57, Sturgeon Bay WI 54235**
Telephone: (920) 746-1230 / Email: office@townofsevastopolwi.gov

**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: Hugh Zettel, Trent Olsen, Jay Hubner, and Linda Wait. Laird Salisbury, Mary Ellen Ramstack, and Mike Woleben are excused.

Also in attendance: Amy M. Flok – Clerk/Treasurer, Gregg Schuchhardt, Jim Kerscher, Mary Chris Kerscher, Renee Borkovetz, Terry Kerscher, and Tina Kerscher.

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

**Public Participation.** None

**Approve previous minutes** (November 12, 2024). Motion by Jay Hubner and second by Trent Olsen to approve the minutes of November 12, 2024, and place on file. Motion carried.

**New Business**

**Terry Kerscher and Tina Kerscher, by Renee Borkovetz/Stantec, petition for variance from Door County Floodplain and Shoreland Zoning Ordinances regarding placement of fill and setback from ordinary high-water mark – 5309 South Lake Road, Parcel No. 022-03-03282743K.**

Linda Wait stated that the Plan Commission received the packet from Land Use Services. Renee Borkovetz, Stantec, spoke on behalf of Terry and Tina Kerscher. Renee went through the packet and explained to the Plan Commission why Kerscher's need a variance to meet Floodplain requirements and the limited placement of fill. Two neighbors, Gregg Schuchhardt and Jim and Mary Chris Kerscher were present to support the variance. Members of the Plan Commission asked the Kerscher's some questions about potential alterations, size of the home, etc. Hugh believes that it is going to be a challenge to meet the hardship qualification when it comes before the Board of Adjustment.

The Plan Commission went through the criteria for a variance. At this point, the Plan Commission doesn't believe the Board of Adjustment will approve this because they don't seem to meet the criteria for the variance. Motion by Hugh and second by Jay Hubner based on the Board of Adjustment criteria and current packet we would recommend denial to the Town Board.
Reason for the Decision: 2 out of the 3 criteria from the Board of Adjustment were not met - Unique physical property limitations and hardship.
Consistent to the Town's Comprehensive Plan – Yes.
Concerns or objections: Recommendation would be to resize the dwelling and ask if there is flexibility with Land Use Services to get to the 15-foot setback. Have a discussion with Land Use regarding the FEMA 2024 maps and the 2009 ones. Mitigation factors which might provide discussion points on the risk and to grant some leeway.

**Pending Business**
Door County Comprehensive & Farmland Preservation Plan 2045 – status report. The current 2045 is now adopted and available.

Stoppa Rezone request – update. The rezone was postponed because of the snowstorm and will now be heard on February 6th, 2025.

**Future Agenda Items**. TBD

**Schedule Next Meeting**. TBD

**Adjourn**. Motion by Jay Hubner and second by Trent Olsen to adjourn. Motion carried and the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Amy M. Flok
Draft 1/12/2025