

City of Bayfield Plan Commission

Minutes of January 24, 2023 – 5:00 p.m.

Call to Order-Roll Call: Mayor Ringberg called the meeting to order at 5:00 p.m. at the Bayfield City Hall followed by roll call.

Present: Beagan, Carrier, Hedman, Johnston, Johnson and Mayor Ringberg

Absent: Cragoe

Others: Clerk/ZA Hoopman, Mike Spence, Tim Schwecke and Charlie Handy-Civitek, and Dave Tweed and Jamie Wirkler-Stantec

Approve Agenda: Johnson/Hedman moved to approve the agenda as presented. Carried.

Review/Approve Minutes of January 11, 2023: Hedman/Johnston moved to approve the minutes of January 11, 2023 as presented. Carried.

Public Input on Agenda Items: None.

Agenda Item(s):

1. Wayfinding Signage

- Dave Tweed gave a verbal summary of the quotes received for the sign cost. Figures received were very scattered in terms of pricing. Tweed agreed to summarize the information into a table and send out for distribution tomorrow.
- Commissioners questioned if metal signs could be fabricated differently; thinner steel?
- This has been a project that has been discussed for years, and it's time to make a significant investment in our community. The Tourism Commission will be asked to financially support this project. Might there be some grant opportunities? It's too soon to consider alternative designs.
- What are the next steps? Determining the number of signs needed. Hedman asked if Stantec would be available to go over each sign type and possible location with the Commission so decisions could be made.
- Can we provide Stantec with a list of other sign fabricators? Do we know any? Hedman recalled one other firm who bid on the project mentioned they could make signs. Hoopman will look back at the RPF's for this information.

2. Memo #5 City of Bayfield Zoning Code Rewrite

- Appendix A – Land Use Matrix (DRAFT)
- Appendix B – Land Use Summary (DRAFT)

This was a working session and discussion ensued.

Bee Keeping: Hoopman conceded and noted as long as this is self-monitoring to leave it in.

Little Free Library: Hoopman asked the Commission to reconsider not allowing these as a means to support our library. Revenues are based on the number of collections checked out and used and we should support our library. They agreed this would be removed.

Off-site parking is listed under Major unresolved land uses. It as noted that all parking needs to be reviewed.

There will be separate articles for: Exterior Lighting (Dark Sky), Historic Preservation and Parking.

Mixed-Use Housing: The Commission spent a considerable amount of time discussing the concept of mixed-use housing in the Commercial District. There was no consensus. Current code indicates all housing types (short and long term) are allowed on the second floor. Could there be an allowance for housing on the first floor? A percentage of space? Could the Commission regulate whether it be reserved for long term housing only? It was noted that short-term housing is likely more desirable by owners since it generates a higher income. Housing is needed and many would like to live downtown. Downtown housing likely will not qualify as “affordable”. All uses in the commercial district also have parking implications. Also, there would not be Short-Term Rentals in the Commercial District; these are reserved for Residential Property. Councilor Beagan asked the Commission not to be too limiting, and keep housing options open.

Schwecke commented the City is lucky to have available land in the Residential Districts for additional housing, but we do face challenges with high building costs.

Tourist Rooming House: Remove “House”. This needs to mirror the City’s existing code.

Wind Energy System: These are allowed by right. Height can be limited by fall zones. Small system can be noisy too.

Bus Shelters: Commissioner’s were favorable to adding R-1 and B-3 to Districts allowed. Further discussion ensued on whether these will be located? On private property, or public? Would they be exempt from other yard requirements if on private property? Where do Commissioners envision these would be located? Should they be governed by Public Works rather than the Plan Commission or both if on public property?

Patio: Remove. Confusing term. We have not governed ground surface improvements in the past.

Sidewalk Cafes: This use is generally liked by most of the Commission. Hoopman asked them to consider the criteria and noted what they were saying didn’t align with the draft code provided. She asked them to provide some examples of what they are envisioning – what, where, size, etc. Johnston noted she needed to leave, but went on record stating she is not in favor of Sidewalk Cafes. The Commission agreed to keep working on the definition and criteria for sidewalk cafes.

3. Confirm/Set Next Meeting(s):

- February 8, 5 p.m. – Wayfinding, followed by general zoning discussion by Commission
- February 28, 5 p.m. – Focus will be on Zoning Code

Adjourn: Hedman/Carrier moved to adjourn. Carried. (7:13 p.m.)