

City of Bayfield Plan Commission

Minutes of February 19, 2024

Call to Order: Councilor Carrier called the meeting to order at 3:08 p.m. at the Bayfield City Hall.

Present: Bland, Carrier, Hedman, Johnson, and Johnston

Absent: Mayor Rinberg

Others: Tim Schwecke and Charlie Handy-Civitek, Clerk/ZA Hoopman, PWD Kovachevich, GWPPTP/PWD Pearson, and Office Admin. Weeks

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

Review/Approve Minutes of January 23, 2024: Hedman/Bland motioned to approve the January 23, 2023, minutes as presented. Carried.

Public Input on Agenda Items:

GBWWTP Operator and new PWD Josh Pearson noted his concerns over single lot development. He cited concerns with the lack of infrastructure to support this proposed build out. He additionally referenced the water pressure concern and how it negatively impacts Firefighting capabilities.

Agenda Item(s):

1. City of Bayfield Wayfinding Project

- Review Revised Map: Three additional map amendments were requested:
 1. Elongate the waterfront trail north to Washington and east to the beach.
 2. Connect the roads at the intersection of Front Street and Hwy. 13
 3. Add a separation in the roads at on the east and west ends of the iron bridge to indicate that it is not for vehicles.
- Next Steps: continue working with Bob Durfey on an RFP. All Commissioners agree the restroom signage is a priority followed by Vehicular/Hwy, Lamp Post, and then Parking, Butcher Block and entry signs.

2. Zoning Code Review: General discussion on the process and new code took place for nearly 1½ hours. No action was taken. Commissioners mentioned the following:

- What is the process to finish/outstanding items?
- Policy Questions - How will this be implemented? Enforced?
- Staff time to administer policy, permits, enforcement, etc.
- Complexity of the new code.
- Need for Standard Operating Procedures: how to review applications, authority to approve them, enforcement (complaint based/other)?
- Providing guidelines and education to the public.
- Time to allow public input on the document.

PWD Kovachevich also noted concerns about moving toward single lot development. He mentioned the additional number of water/sewer standby fees that would be assessed to current property owners and the costs involved with digging up good streets and sidewalks to access the utilities.

Hoopman suggested the Commission work through a few scenarios and see what the outcome is regarding use of the policy and intended outcomes.

The Commission agreed they need to take time and review all the proposed uses and standards and see if they align with their needs and the City's capacity to administer.

Schwecke recommended the Commission start by reviewing Appendix A followed by B at their next meeting.

3. Confirm/Set Next Meeting(s): February 27, 2024, 5:00 p.m.

Adjourn: Johnson/Johnston moved to adjourn. (4:59 p.m.)

Minutes by Billie L. Hoopman, Clerk/ZA