

City of Bayfield Plan Commission

October 21, 2025, Meeting Minutes

9:00 a.m. • Bayfield City Hall, 125 South First Street, Bayfield, WI 54814

Meeting called to order at 9:00 a.m.

Attendance

Present:

Plan Commission: George Adams, Bill Bland, Lyn Cornelius, Michael Spence, Zoning Administrator/Public Works Director Joel Weber, and Barron Whittet

City Staff: Police Chief Josh Novac, City Clerk Grace Stolen

Public: In Person—Todd Bonney; Online—No attendees

Excused:

Plan Commission members Sharon Johnson and Mike Radtke

Review/Approve Agenda

Motion by Adams, seconded by Spence, to approve the agenda as drafted. All ayes.

Review/Approve Minutes of September 16, 2025, Plan Commission Meeting

Motion by Adams, seconded by Whittet, to approve the minutes as drafted. All ayes.

Public Input on Agenda Items

None

Agenda

1. Non-Profit Event Sign Permit Application #03-2025: Bayfield Chamber & Visitor Bureau

Motion by Bland, seconded by Spence, to approve the application as submitted. All ayes.

2. Building Permit Application #35-25: Mursel Demirkol

Addition to Manypenny Bistro at 201 Manypenny Avenue

Motion by Spence, seconded by Adams, to approve the application as submitted.

Architect Todd Bonney stated that he believes the owners are only planning nightly rentals now. Stolen did some research on tourist rooming houses and confirmed that new ones are still permitted in C-1 Commercial; this addition could be a combination tourist rooming house and rooming house for the original proposal of workforce housing and nightly rentals.

The question of whether there is an existing nonconformity at the site was raised; considerable discussion ensued on the topic. A new or previous survey could confirm this.

Motion (and second) rescinded.

Motion by Spence, seconded by Bland, to approve the application pending a survey and new drawings that are changed to not increase a possible nonconformity of the property.

Cornelius moved for a roll call. **Roll call vote:** Adams: Yes; Bland: Yes; Cornelius: Yes; Spence: Abstention; Weber: Yes; Whittet: Yes. ***Motion carries.***

3. New City Hall

Common Council is putting together a task force to tackle the City Hall. Cornelius found a feasibility study completed around 2021 for City Hall options, which included moving public works up the hill to the gravel pit; she also requested that Commission members pass along recommendations for appointments to the task force. The current conditions are so urgent that staff need to move elsewhere before determining a long-term option.

4. Historical Preservation Commission (HPC): Next Steps Moving Forward

Discussion revolved around what the current role of the Architectural Review Board (ARB) is and whether there has been a move toward an “HOA-type mentality” for the whole City. Consensus was broadly that the current system imposes undue hardship and limits the ability of people to build in the City. The City should be considerate and measured in the power it gives to the HPC and ensure there are very clear guidelines on what is and is not permitted so that decisions are consistent and not viewed as arbitrary. There should be discussion on how people can contest a nomination of their property.

5. Ordinance no. 406: An Ordinance to Amend Chapter 298: Parks and Recreation; Chapter 366: Vehicles, Abandoned; and Chapter 370: Vehicles and Traffic of the Code of the City of Bayfield by Adding Parking- and Mooring-Related Language as Attached Hereto

The Commission resumed discussion of the ordinance proposal. A definition of mooring still needs to be developed and should include beaching and running aground. The Cities of Washburn, Ashland, and Superior do not define mooring in their ordinances; Spence suggested researching how local governments in Florida handle this because of the higher boat traffic there. How far into the lake the City’s jurisdiction for enforcement goes still needs to be determined.

Some members suggested designating specific areas for anchorage/mooring/beaching; language in the code about designated vehicle parking areas could be a helpful template. Washington Avenue Beach was recommended as one such area to designate. The Commission should seek input from the Parks and Recreation Committee on this topic.

6. Correspondence: None

Meeting adjourned at 10:49 a.m.

Next Meeting: November 18, 2025, at 9:00 a.m.