

**City of Bayfield Plan Commission
Meeting Minutes
February 25, 2025 - City Hall**

Call to Order: Mayor Dougherty called the meeting to order at 9:00

Roll Call

Present: Dougherty, Fizell, Radtke, Bland, Whittet, Johnson

Absent: Johnston

Also present: Samaya Ray, Mike Spence, Jenny and Vydunas Tumas

Approve Agenda: MSC (Radtke/Johnson)

Review/Approve Minutes:

Motion to accept minutes from October 22 and November 19, 2024, and January 28, 2025
MSC (Fizell/Johnson)

Public Input on Agenda Items: none

Agenda Items:

1. Tumas Request for Vacant Alley

Mayor Dougherty presented background on this request. It had previously come before the Plan Commission and Council in June 2023, and was denied by Council. He noted that a major concern of Council members at that time was setting of a precedent that may bear on future cases. Mayor Dougherty shared his research on how other municipalities address such requests and the points they consider. He recommended that to address concerns over precedent, should the request be granted we could also provide a memo describing the Commission's rationale, including what we found to be unique circumstances that led to this decision.

The request had not been formally updated and the discussion was to gauge the sense of the Commission on the matter. Mayor Dougherty stated that he felt the City had promised the Tumas that it would develop criteria for such decisions, but had failed to do so.

Motion (following friendly amendments) to conditionally accept the request for vacating the alley, with the following modifications: that the length vacated be expanded to that between Lots 7-10 and 17-20, that a garage be built on the property within five years, and that deed restrictions be placed on Lots 7-10 and 17-20 of Block 101 such that they must be sold as one parcel in the future.

MS (Radtke/Fizell), roll call vote: five ayes (Dougherty, Fizell, Radtke, Whittet, Johnson), one abstention (Bland).

2. Review of Proposed Changes to Chapter 423 Historical Preservation and Contributing Properties from Architectural Review Board Committee

The Commission had received the drafts of the proposed changes in the meeting packet. At the meeting Mike Spence distributed a document (*Rationale and Clarifications to support HPC Adoption, February 24, 2025*) that provided an overview of the discussions the Architectural Review Board has had over several years in developing these proposals. The Commission will discuss these proposals and the overview document in future meetings.

Motion to place on file correspondence from Neil Shultz, withdrawing his petition for a zoning change, and from Miles Ringsred and others to amend the City's short term rental ordinances.
MSC (Fizell/Radtke)

Set Next Meeting: March 25, 2025, 9:00 am, City Hall

Motion to adjourn — MSC(Johnson/Radtke)

Meeting ended 9:35.

Bill Bland
Secretary