

**WASHINGTON ISLAND ZONING & PLANNING
COMMITTEE MEETING - Meeting Minutes
Tuesday September 12, 2023
Rutledge Room, Washington Island**

1. CALL TO ORDER: The meeting was called to order at 6:31 PM by Chairman Doug Hansen

MEMBERS PRESENT: Michael Kickbush, Doug Hansen, Connie Smith, Larry Kahlscheuer, Susan Buchanan

MEMBERS ABSENT: None

OTHERS PRESENT: Andy Kehren, Peter Sownie, Liz Louis, Sarah Gordon, Loren Roznai, Jim Morris, Kathy Morris, Ardis Hanson, Jeanie Kokes, Jenni, Margaret Foss, John Larsen

2. APPROVAL of AGENDA: The agenda was approved as written. Motion by Kickbush, 2nd by Smith. **Motion passed** unanimously.

3. APPROVAL OF MINUTES: The minutes August 23, 2023 meeting were approved as written. Motion by Smith, 2nd by Kickbush. **Motion passed** unanimously.

4. CORRESPONDENCE: E-mails from Bay Lake re: TOW Comprehensive Plan.

ACTION ITEMS:

5. a. TOW Comprehensive Plan – Review Previous Meeting minutes.

5. b. TOW Comprehensive Plan – The motion to recommend to the TOW that they conduct a mail in survey that gets mailed to property owners and is made available to registered voters was made by Mike Kickbush, 2nd by Connie Smith. **Motion passed unanimously.** Discussion mentioned not wanting to be cookie cutter plan, cover the 9 areas of smart growth and involve the school as a service project. A virtual survey would not reach as many community members and may produce inaccurate results.

Follow up with Bay Lake on how to coordinate a mail in survey with them and when to make TOW Comprehensive Plan web site public.

5. c. TOW Comprehensive Plan – Discussion of the Economic Development Committee’s suggested housing questions.

- Previous TOW planning documents have discussed the challenges with finding attainable housing on Washington Island.
- Suggested EDC housing survey questions seem to overlap housing related questions that were asked in the 2007 TOW Comprehensive Planning Survey.
- Results from that survey indicates the communities’ preference is to not have large scale housing developments while also acknowledging the need for housing.
- Recent changes to the Door Co. Zoning Ordinance have relaxed Conditional Use Permit Requirements for Multiple Occupancy Developments and secondary dwelling units.
- Regulate short term rentals?
- Various programs are available for helping to pay mortgages and rent.
- Housing & School population are connected.

5. d. TOW Comprehensive Plan – Discussion of 2007 Comprehensive Plan Survey

- Reuse 2007 Comprehensive Plan Survey in part or in whole.
- The survey needs to inform the 9 goals and objectives of smart growth.
- If the 2007 Comprehensive Plan Survey is missing questions to inform any of the 9 goals and objectives of smart growth, new questions will be written to cover those areas.
- Consideration should be given to what has changed since the 2007 survey and updating questions accordingly.
- Suggestion was made to look at Gibraltar, Jacksonport and Sevastopol's recent Comprehensive plan and survey questions.
- The next 2 WIZAP meetings will discuss survey questions.

6. REPORTS/ANNOUNCEMENTS: None.

7. COMMUNITY INPUT: None.

8. BOARD INPUT: None.

9. NEXT MEETING: September 27 at 6:30pm.

10. ADJOURNMENT: Motion by Smith to adjourn, 2nd by Hanson. Motion passed unanimously. Meeting was adjourned at 7:43 pm.

Respectfully submitted,

Michael G. Kickbush AIA
Secretary
Washington Island Zoning & Planning Committee