

Town of La Pointe Planning and Zoning Town Plan Commission Regular Monthly Meeting Minutes Approved

Wednesday, March 1, 2023, 4:30 PM

Members present: Mike Stark, Vice chair; Paul Wilharm, Jim Peters via phone. Samantha Dobson

Members Absent: Suellen Soucek

Staff present: ZA Ed Schaffer, TA Michael Kuchta

Public present: Clayton Douglas, Paul Brummer

I. Call to Order/Roll Call

Chair calls meeting to order @ 4:30. Roll call reflects members present as indicated above.

II. Public Comment: Dobson read letter from Marie Iannazzo. See attached letter.

Clayton Douglas commented about proposed rental regulations. An excerpt of his comments: "Having rental permits that expire seems like a gross overreach of government. If I want to come in and get a permit, that's great. But let's say I don't want to rent one of my properties out. I want to renovate it for a year, and I don't get it permitted because I don't feel the need to pay that extra fee. When I come back in now, I have to apply for a CUP permit and I might not get it. That ruins my whole business plan. Plus say I want to sell a property as a business. Now I won't be able to sell it as a business because that person might not be able to get a CUP. Which will lower its value and lower the value of all properties on the island. That will lower the taxes and lower the town income. Not to mention if you make it harder to rent their homes out, there are no places for people to stay on the island anyway. And that means less room for people and less people on the island. If that's what you're going for, I don't know why because we need these people to go to our restaurants and shops to keep this island going and the town can collect taxes it needs to. They already tax each of these rentals a massive 6.5% tax. It's brutal on top of the 5.5% sales tax."

Paul Brummer commented: "Clayton is wrong on a couple things. A CUP pretty much has to be granted to the homeowner. However, there would be conditions attached to the permit. The other problem with this is that according to state law the CUP goes with the property."

III. Approval of Previous Minutes

a. Town Plan Commission Regular Monthly Meeting February 1, 2023 Wilharm motions, Peters seconds. All Aye. Motion passes

IV. Zoning Administrator's report and update

a. ZA reported that he would like to make TPC aware of a parcel that has four separate cabins that have been rented short-term for the past 40 years. It is a non-conforming lot on record. If TPC has no objections, ZA would like to issue the permits. There were no objections.

V. Old Business

- a. Torie Moore (Dog Park).** Torie asked TPC to recommend that she be put on the agenda at the next TB meeting to see if they would have any objections to her using the strip of land behind the ball diamond for the dog park. Stark asked the TA if he could put Torie on the agenda for the next TB meeting. TA said he would.
- b. Rental ordinance review.** Commissioner Stark commented that he objects to the verbiage in the draft that a CUP would be required for a new rental permit. Commissioner Dobson stated that she objects to forcing people to have land lines in their rental homes. Dobson also stated that we need to have a better definition for events. She feels the definition as written is too broad.

TB (5) TPC (5) Clerk (1) File (1) Email: Town Administrator; Assistant Administrator; Clerk; Deputy Clerk;
La Pointe Shop

- c. **Comprehensive Plan.** TA asked if we could move the public hearing for the Comprehensive Plan to the fire hall instead of the town hall so there will be Zoom capabilities. It was noted that we could. ZA said that he would do an amended posting.

VI. Commissioner updates

- a. **Fire Numbers:** Nothing to update
- b. **Hartzell expandable condominium.** Nothing to update
- c. **Zoning re-write (Wilharm/Peters).** On hold
 - i. **Definitions.** Almost complete
 - ii. **Schedule update and further review.** On hold

VII. Future Agenda Items

- a. Rental Ordinance - Review and discussion
- b. Dog park
- c. Fire Numbers
- d. Hartzell expandable condominium
- e. Comprehensive Plan

VIII. Extended Public Comment. No public comment

IX. Next Scheduled Meeting: Wednesday April 5, 4:30 p.m.

X. Adjournment Chair adjourns at 5:15 p.m.