

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

**Wednesday February 7, 2024, 4:30 p.m. at Town Hall**

Members present: Jim Peters, Chair Suellen Soucek via Zoom, Dale Whittaker, Vice chair Paul Wilharm, Marie Iannazzo

Staff present: ZA Ed Schaffer, TA Michael Kuchta

Public present: Paul Brummer, Charley Brummer, Kyle Kruchten, Monique Darton

Affordable Housing Committee Members: Katie Sanders, Charlie Bertel

**I. Call to Order/Roll Call**

Members present reflected above

**II. Public Comment (less than 1 minute)**

Charley Brummer commented he thinks the plan commission should remain at five members and that he thinks there should have been another public hearing before the Town Board passed the Rental Ordinance.

Paul Brummer commented that the parcel on Middle Rd. does not have sewer available.

**III. Approval of Previous Minutes**

**a. TPC RMM 1-3-2024**

Dale Whittaker motioned to approve, Peters seconds; all aye, motion passes.

**IV. Zoning Administrator's Report**

**a. Written and Verbal Report**

ZA stated that he had sent letters to all property owners of vacation rentals.

**V. Old Business-None**

**VI. New Business**

**a. Kyle Kruchten/Monique Darton**

Discussion on having a farm stand on their property and selling baked goods.

Peters said that they could only sell goods produced on the property.

**b. Affordable Housing Advisory Committee**

Housing committee is recommending that TB designate 687 Middle Rd. as preferred town parcel.

The TA gave a background of the preferred town property. The ZA described what would be allowed under current zoning, including planned unit development.

Katie Sanders talked about the benefits of this property.

Members asked numerous questions and discussed how this fits with the comprehensive plan. Whittaker motioned to recommend to the TB to make 687 Middle Rd. a designated preferred town property, Iannazzo seconds; all aye, motion passes.

**c. Discussion on Changing TPC from Five Members to Seven**

Iannazzo said she thinks a seven-member committee would give more representation to the island, such as seasonal residents.

Whittaker said he thinks it should remain at five members and, if a seat becomes open, that would be the time to appoint different members, should the board choose to.

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

Wilharm said that the committee should stay at five as it can be hard to find people willing to serve on committees.

Peters agreed with Whittaker that the committee should remain at five and, when a vacancy comes up, the TB can appoint different members then.

Peters motioned to table discussion until it is on the agenda to make a recommendation, Wilharm seconds; all aye, motion passes.

**VII. Commissioner updates**

**a. Fire numbers** ZA said the numbers are ordered. TA said the posts and brackets have been delivered.

**b. Hartzell expandable condominium** No update

**c. Zoning re-write**

**i. Schedule review of definitions**

**ii. Schedule review of Section Three**

Members received drafts of definitions and Section 3. Whittaker raised questions about defining mixed use. Consensus to continue discussion in March.

**VIII. Future Agenda Items**

**a. Review of definitions**

**b. Review of Section Three of Zoning Ordinance**

**c. Recommendation to Town Board regarding changing TPC from five to seven members**

**IX. Extended Public Comment (less than 5 minutes)**

Charley Brummer said there is a definition of mixed use in the 2006 or 2014 comprehensive plan.

**X. Next Scheduled Meeting**

March 6, 2024 @ 4:30

**XI. Adjournment @ 5:08**

Paul Wilharm, Vice Chair, Town Plan Commission