

**Village of Egg Harbor  
Plan Commission Meeting Minutes  
Tuesday May 24<sup>th</sup>, 2016 at 6:00 p.m.  
Paul J Bertschinger Community Center  
7860 State Hwy 42, Egg Harbor, Wisconsin**

**PUBLIC HEARING:** The conditional use permit application from Jennifer Laughlin to open a new business “The Chicken Coop”. The site is located at 7821 Horseshoe Bay Rd in the Village of Egg Harbor, on Tax Parcel 118-380001, 118-380002. This hearing is required pursuant to Village of Egg Harbor Code, sections 152.045(B), and 152.060.

**1. Call Meeting to Order**

Smith called the meeting to order at 6:00 p.m. Those in attendance were Joe Smith, Gail Hill, Emily Pitchford, Cambria Mueller, Lou Nyberg, Mary Anne Scherer, Ryan Heise, and Megan Vandermause. Also in attendance in the audience were Bob Mueller, Joseph Schroedl, Jerrad Anderson, Jennifer Laughlin, and Sharon Bolles from TLC Sign.

**2. Approve agenda**

Smith moved to approve the agenda with the change of moving item 9 in between items 5 and 6, second by Scherer, motion carried.

**3. Pledge of Allegiance**

**4. Approve minutes of May 3<sup>rd</sup>, 2016 meeting**

Smith moved to approve the May 3<sup>rd</sup>, 2016 meeting minutes, second by Mueller, motion carried.

**5. Open Session (limited to 10 minutes)**

- Pitchford asked if the fireworks and Chinese lanterns ordinance is being worked on.
- Heise reported that the ordinance is being worked on and should be ready for review at the next meeting.

**6. Review the Grun CSM for the property at the corner of County ‘E’ and Church Street**

- The CSM included the proposal of adding a small portion of one lot to make another lot larger.
- By Village ordinance, this has to be done by Certified Survey Map.
- The lot will be a conforming lot and will be buildable.
- Lot 2 on the CSM will be made larger and lot 1 on the CSM will be made smaller.
- The CSM is making the buildable area a little larger.

**Smith moved to approve the Grun CSM for the lot at the corner of County ‘E’ and Church street, second by Scherer, motion carried.**

**7. Consider the approval of the conditional use permit filed by Jennifer Laughlin to open a new business “The Chicken Coop” 7821 Horseshoe Bay Rd**

- The commission discussed this CUP at the last meeting.

- The commission did not hear any oral or written testimony that was opposed to the approval of the CUP at the public hearing.
- At the last meeting, the commission discussed the grease trap condition.
- At the Parks and Public Works committee meeting, the issue of the business putting condiments on picnic tables in the park was discussed. The business clarified that they will not be utilizing the picnic tables for condiments.
- The business submitted responses clarifying the commission's concerns.

**Smith moved to approve the Conditional Use Permit filed by Jennifer Laughlin with the conditions of a compliant grease trap with state and local codes, requirement of employees to park in overflow public parking lots, screened outdoor garbage receptacles, and public park picnic tables not be set with any condiment sor any other items that may lead to the belief that the tables belong to the restaurants operations, second by Scherer, motion carried.**

#### **8. Review the Conditional Use Permit filed by Jerrad Anderson, 8135 White Cliff Rd (Internet Tower)**

- Smith asked Anderson to explain the project.
- Anderson explained that the Anchorage Cove board has been looking at options for making the internet connection more reliable.
- Anderson reported that the Anchorage Cove board received a plan from Door County Broadband for an internet tower.
- The commission was provided with a site plan for the location of the tower.
- Smith asked Heise to explain what sort of things local communities are concerned with regarding internet towers.
- Heise briefly explained Wisconsin state statute 66.0404, and explained that local communities are generally concerned with safety of the community and the aesthetics of the tower.
- Heise asked if the tower will help with cellular service as well.
- Anderson explained that the tower will be for internet only.
- Pitchford asked who the owners are for the property that the tower would be on.
- Anderson explained that Anchorage Cove owns the land.
- Anderson also stated that the residents of Anchorage Cove were all supportive of the internet tower.
- Because the tower will be used for internet and not as a tower relating to mobile service, the tower would not be regulated under State Statute 66.0404, and will be regulated under Village ordinances.
- Pitchford asked if there is an outside company accessing the tower and if there will be cellular service added.
- Anderson explained that he does not believe any equipment for mobile service will be used on the tower.
- Scherer pointed out that everyone is very dependent on internet service.
- Anderson explained that the tower will not only service the Anchorage Cove Condos, but will also service other Door County Broadband customers in the area.
- Anchorage Cove is providing the land and the equipment for the tower.
- Anderson explained that the tower should not affect any views for residents.
- Smith asked if the tower will be fenced in.

- Anderson stated that he is not sure if the tower will be fenced in, but there will be anti-climbing equipment used.
- Smith stated that a picture of a similar unit should be presented at the next meeting so that the commission can get an idea of what the tower will look like.
- Pitchford asked if the tower can be seen by the road, and Anderson explained that the trees will block the view of the tower.
- Scherer asked what the process will be for the approval of the tower.
- Smith explained that Anchorage Cove will have to receive approval for the Conditional use permit, and receive a variance due to the height of the tower.
- Heise provided the commission with the City of Sturgeon Bay's ordinance of communication towers.
- The commission will use the City of Sturgeon Bay's ordinance as a guide when discussing conditions for the permit.
- Radio and short range antennas are exempt from the height code.
- The commission will have a public hearing for the Conditional Use Permit filed by Jerrad Anderson for an internet tower before the next Plan Commission meeting.

**9. Review the Conditional Use Permit filed by Bob Mueller, 7784 STH 42 (LED Light Bar)**

- Smith asked Bob Mueller and Bolles with TLC sign to explain the project.
- Bolles explained that TLC sign has been working with US Oil and Mueller Mini Mart to update the image.
- BP has brand standards which they use to grade their stations.
- Bolles also explained that the light bar will help the station be more noticeable.
- The LED light bar would also help the station compete with the new BP gas station in Carlsville.
- The LED light bar is an advantage for the gas station business.
- Most other BP's have the LED light bars in the canopies.
- Bolles explained that at night Mueller's Mini Mart only lights four under canopy lights instead of all eight under canopy lights in order to reduce the brightness.
- Bob Mueller explained that the canopy did have lighting at one time.
- Bolles brought a sample of the LED light bar for the Commission to view.
- Bob Mueller explained that BP has a night audit, in which auditors come and examine the station at night to make sure it is in compliance with all of the BP brand requirements.
- Smith asked if the logos will also be lit. Mueller explained that the bar and the logos on the canopy will be lit up.
- Bob Mueller explained that he will still only light four of the underside canopy lights.
- Smith asked if only the canopy will be lit or if the sign will be lit as well.
- Bob Mueller explained that only the canopy will be lit because there is no electricity for the sign.
- Smith asked the commission if there is concern regarding the Village's master plan of preserving a small town aesthetic.

- The commission discussed that there are not many chains in Northern Door County and that the canopy lighting would be beneficial for the business.
- Smith asked if there will be a switch for the lights so that they can be turned off if needed.
- Bob Mueller explained that there will be a switch and if a light were to go out it would have to be replaced right away in order comply with BP standards.
- The commission will hold a public hearing for the Conditional Use Permit filed by Bob Mueller for an LED light bar on the canopy before the next meeting.

#### **10. Code Violations**

- Scherer pointed out that on weekends there are garage sale signs on some corners.
- Cambria Mueller asked about the storage pad at 7901 Church St. Staff is working on the removal of the storage pod.
- Smith asked about the status of the issue of living quarters above a detached unit on Mariner Rd. Heise explained that this is still being worked on.

#### **11. Next Meeting**

The next meeting is Tuesday June 28<sup>th</sup>, 2016 at 6:00 p.m.

#### **12. Adjourn**

Mueller moved to adjourn, second by Hill, motion carried.

*Respectfully submitted by,  
Megan Vandermause*