

## **JULY 3, 2018 SPECIAL HARBOR COMMISSION MEETING**

5:30 P.M. WASHBURN CITY HALL – 119 NORTH WASHINGTON AVENUE

Commission Members Present: President Carl Broberg, John Baregi, Bradley Lemire, Mary McGrath, Roger Reiswig, Nicholas Suminski and Don Swedberg.

Municipal Personnel Present: Scott Kluver, City Administrator/Clerk, Kay Bratley, Deputy Clerk/Treasurer.

Municipal Personnel Absent: Michelle Shrider, Marina Manager.

**Call to Order** – President Carl Broberg called the meeting to order at 5:30 p.m.

**Approval of Minutes of the June 20, 2018 Meeting** – Baregi moved to approve and place on file the June 20, 2018 Meeting Minutes and Swedberg seconded. Motion carried 7-0.

**Public Comment** – None.

**Update, Discussion, and Action on Development Proposals in Marina Vicinity** – Broberg stated this item was tabled at the last Harbor meeting pending receipt of a site plan from Pearl Beach for lot 48 which is immediately behind the 2 storage buildings at the marina; as a refresher, Pearl Beach has signed an agreement to use 2 sections of the coal dock for trans loading material and asked to purchase lot 48 to establish an office and maintenance facility for equipment they would be using for a marine construction business; this item is scheduled to be discussed at the City Council meeting on July 9<sup>th</sup>; the question was put to Harbor Commission if we wanted to express an opinion regarding the use of lot 48 in conjunction with the use of the coal dock. Baregi made a motion to open the floor and Suminski seconded. Motion carried 7-0. John Carlson, attorney representing the Hotel Association, passed out a letter to members summarizing his comments with a map representing the general vicinity and is contesting the procedural issue and the proposal from Pearl Beach Construction because it is contrary to the city's Comprehensive Plan of April 9, 2007 and zoning. Carlson stated the Hotel Association have been discussing residential housing plans based off the Comprehensive Plan in the vicinity of the old Bayfield County Forestry garage, the hotel, the Harbor View Event Center and an apartment complex. Carlson stated the Pearl Beach Company would be very close to that vicinity and believes the outdoor storage area would create noise and would not respect the rights of a business that rely on peace and quiet; the zoning is MUW (Mixed Use Waterfront) and that district does not provide for any type of construction, storage or manufacturing. Carlson believes no action should be taken on the proposal by Harbor Commission and let City Council deal with what was recommended at their last City Council meeting. Baregi asked if the Hotel Association has a site plan which they stated they don't at this time; the Comprehensive Plan is a living document that can be changed at any time and Pearl Beach Construction has an opportunity that can help the city, your project would definitely help the city but you don't have a site plan and we need this piece of property to keep this business in town. Suminski stated the Bayfield County garage is right across Central Avenue from lot 48 and doesn't believe Pearl Beach Construction will make any more noise than the Bayfield County garage yard does and believes the Harbor Commission would like nothing more than to have residential housing and Pearl Beach Construction marine business co-exist in some way; comment was wanted from the Harbor Commission on this site plan and that is what we are here for tonight. Baregi stated the tax base and jobs this business would create will benefit the city and it will also bring in revenue from coal dock rental to help pay for the coal dock project. Broberg stated we have a vested interest in what could take place with this lot sale knowing it is up to the Plan Commission and City Council to have final say. McGrath stated an extreme amount of time and thought process had been put into the Comprehensive Plan and has a problem with putting the Pearl Beach Construction building on lot 48 and asked if Bayfield County has been approached on the

possible sale of the American Legion building & Lions' Club storage building area which believes would be an ideal area for Pearl Beach Construction to locate. Baregi moved to recommend to City Council the sale of lot 48 to Pearl Beach Construction and Swedberg seconded the motion. Jeff Moberg of the Hotel Association stated zoning is set up to prevent conflict between businesses, adding the equipment movement that would occur during early morning hours would not be conducive to positive rental and business would be lost; he is not against the Pearl Beach business, but just not to be put on lot 48. Broberg brought back the motion and Lemire added he does not believe we have all the information we need to look at what needs to be looked at. Motion carried with 4-1-2. McGrath against, Lemire and Reiswig abstain. Baregi made a motion to close the floor and Lemire seconded. Motion carried 7-0. Broberg stated the regular meeting on the July 18<sup>th</sup> will be canceled and depending on the City Council meeting outcome if a meeting will be scheduled for July 25<sup>th</sup>, otherwise we will meet on Saturday, July 28<sup>th</sup> at 8:00 a.m. after our Meet & Greet with boaters.

**Adjourn** – Baregi moved and Reiswig seconded motion to adjourn. Motion carried 7-0 at 6:41 p.m.

Respectfully Submitted,  
Kay Bratley, Deputy Clerk/Treasurer