

Plan Commission Meeting Minutes Oct 11, 2023

Call to Order Plan Commission Meeting: The meeting was called to order by Chairperson Tom Winker order at 6:00 p.m. Pledge of Allegiance recited. Quorum established. Verification of compliance with WI Open Meetings Law.

In attendance: Brian Schmidt, Dennis Dimmer, Tom Winker, Matt Fuller, Jeremy Risch, Luke Gasser, Charlie Parks as well as, Cathie Urness, Al Weyker, Jim Hubing, Ralph Weber, and 40 interested people.

Keith Schueller excused

Minutes: Motion Dimmer/Bichler to second approve minutes from Aug meeting. Approved unanimously

1. Amending list of buildable parcels:

- Substandard parcels in A-1/A-2 districts need to be updated. The current list is outdated. There are a couple of buildable parcels that are not on the list:
 1. 6677 Sauk Trail Rd: 2.04-acre parcel 010121300
 2. CTY RD B (owned by Eugene Walsh) currently zoned A-2 Feb 20, 2013 TB examined 2.21 acres deemed buildable- needs to be added to the list as the new owners intend to build. TB needs to acknowledge that this is buildable. Parcel#: 010321400100 (no assigned address yet)
- Need recommendation that the list can be amended to include the above address to approve the buildings:

Fuller motioned to approve, Bichler seconded
Unanimously carried.
To be put on next TB agenda.

2. Update guidelines regarding short term rentals

- Ralph Weber spoke about requesting that the town protecting the lake roads of Belgium. Three representatives spoke on behalf of the lake road people:
 1. Jill Kunsman from country club beach road spoke: against short term rentals because of “destabilization”
 - a. Increased foot traffic, strangers walking on their roads, looking at their homes
 - b. Trespassing issues (access to beach)
 - c. Noise problems
 - d. Sanitation (septic systems won’t hold up under full occupancy)
 - e. Increased crime
 2. Doug Stark (Sandy Beach South) spoke against the short-term rentals:
 - a. Noise concerns
 - b. Garbage issues (garbage pick up is on Fridays and it is often sitting out all week, animals get in the garbage and make a mess)
 - c. 7 homes share a well on the road and he’s worried about the water usage (this home he’s referencing is on Sandy Beach Lane)
 - d. Liability concerns because people are climbing on the riprap on their property

- e. increased number of people renting the houses (multiple families rent the properties simultaneously)
 - 3. Ralph Weber spoke concerning short term rentals:
 - a. Wants the same attention to be given to the R-1 as is given to A-1 and A-2
 - b. Referenced the zoning ordinance
 - c. Negative impact on neighborhood- neighbors had started renting home and it has turned into a business- advertised as a company in an R-1 district
 - d. Dogs were barking next door
 - e. Noise concerns
 - 4. Would like the town to take 3 steps:
 - a. Prevent houses from being used as commercial businesses
 - i. Less than 6 months a year renting
 - ii. Less than 3-night stays: 1 week minimum
 - iii. Protect the town through fees and licensing
 - 1. Cost of regulation and enforcement
 - a. A state license is required- county inspects it
 - i. Only 1 Airbnb has a license in the town of Belgium
 - 2. Municipal room tax of 8%- town can keep 30% of that
5. Total rented homes: 6 known rentals
 CP: nuisance issues are relegated to local law enforcement versus town enforcement
 MF: has renters on their road and don not experience issues, other than occasional speeding (but they also have issues with delivery trucks and contractors speeding)
6. Speakers in favor of the short-term rentals
 - a. Alan Block of Sauk Trail Beach Rd: owns a cottage and rents occasionally on VRBO
 - i. He carefully vets his renters
 - ii. Rarely gets renters who want to stay 7 days, typically people are only renting for 2-3 nights
 - iii. He does not allow pets, smoking, drinking, parties
 - iv. Rents about 180 days a year
 - v. Concerned about rental minimums and creating more issues with renters
 - vi. Pays 8% of the taxes through VRBO
 - b. Hotel is classified as 5 bedrooms or more
 - c. Attendee confirmed that there are thorough insurance policies available through Airbnb and VRBO
 - d. Attendee expressed concerns about large conglomerations coming in and buying up lake properties for rental purposes
 - e. Cathie Urness wants the board to remember that any decisions should be made keeping in mind the entire township and not just the lake roads
 - f. Susan and Phil Komeranski: 5488 Cedar Beach South
 - i. Rent their home 112 days a year
 - ii. They address issues immediately when brought to their attention
 - iii. Trespassing issues have been clarified with neighbors and there have been no further issues with their rentals

- iv. They don't allow pets, events, weddings, etc.
- g. Sara Roitman
 - i. Own 2 homes on Sandy Beach
 - ii. Began renting in 2021 and 2022
 - iii. Has volume monitors in place
 - iv. Has a desire to work with the neighbors to resolve issues and avoid ordinances being put into place
- h. Dan Piechouski
 - i. Owns and manages several properties in Ozaukee and Sheboygan County
 - 1. Started managing 216 Main street long term management started (village of Belgium)
 - 2. He now manages 5063 County Club Beach (Erin and Jake Bodi)
 - a. 5-bedroom house
 - 3. States he's been compliant with neighbor requests
 - 4. Screens guests
 - 5. Has security and noise monitors present

DD concerns: state approval of rental buildings- are the renters carrying the state certificate

MF: Nuisance issues and the issue of short-term rentals in R-1. The state allows it.

CP: Nuisance issues are the primary complaint

MF: 3 options:

- 1.) 6-month max rentals, 7-day rentals
- 2.) reenact nuisance ordinances- hard to cover every nuisance, how do we enforce it?
- 3.) Make a coalition between hosts and neighbors to get them to work together for a common goal

BS: the 7day maximum could create more issues

TB: ag districts have issues that they deal with as well with noise and etc. In addition, the town has limited ability to enforce these issues.

JR: People need to discuss things with your neighbors, come to a common agreement

LG: Let others enjoy the neighborhoods

CP: This issue came up a several years ago and the town decided to have the neighbors to work through the issues. Ozaukee County would handle the sanitary issues.

Matt volunteered to chair a group to start discussing these issues.

TW suggested a working group of 4 people: Matt, Dennis, Charlie and Tom W.- this group will work with the community to determine how to handle issues. Would like to meet prior to Thanksgiving. Managing land use has it's limits and communication is crucial. Wants to respect the ordinance to maintain the properties.

Motion to adjourn MF, second LG

Adjourned 8:03

