

Resilient Beaver Island Joint Planning Commission

I. Update

- a. Off-Island Stakeholders

II. Existing Master Plan Discussion

- a. Overview of existing Master Plan
 - i. Good content, much can be carried into the new plan
- b. In what ways do you use your Master Plan?
 - i. Used by non-island organizations for grant applications
 - ii. Like the organization of now vs. future
 - iii. Piece of agriculture rezoned to commercial, now changed back. These are the most recent zoning changes (~20 years ago) and led to the creation of special use permits in the Townships. Therefore, very happy with current zoning districts and language. Not looking to use new Master Plan to guide these decisions.
 - iv. Please remove the many soil types from the Master Plan. Too much focus on this issue.
- c. How often do you use your Master Plan?
 - i. It's a doorstop!
- d. What might be missing from the outline or needs more emphasis?
 - i. Newly adopted permitting processing for the Critical Dune Act, both up to date and different between Townships
 - ii. Existing capacity from tourism – How many more tourists can we accommodate? What about special event planning? Hotels, campsites, follow up, boat slips and conditions with Angel Welke, what about capacity for school children (compared to average size of schools overall), capacity of electricity?, what's the peak usage now? Capacity for buildout? And how build out do we want to get?
 - 1. Can we have all the conveniences of modern life with the charm of island seclusion?
 - iii. Economic indicators for Wisconsin- could use for economics. follow up with Pam.
 - 1. Year round data is so different than year round...
 - iv. Where to put blight in the Master Plan?
 - 1. Particular vulnerability to add is the recycling center- why can't it accept metal? Limited capacity for large metal processing.
 - v. Where to put solar power and clean energy in the Master Plan? **Add energy to public utilities and services.**
 - 1. Generators on the island run on diesel fuel, was on this morning because of the number of people that ran electric heaters.
 - 2. Incentives from Great Lakes Energy for private homeowners (challenging).

3. What support is there in the community for clean energy? Limited for large scale wind generation, but smaller home owner/utility size.
4. 3 Phase energy system in use by a few small businesses.
5. Demands for energy has changed significantly- larger homes, probably using more energy per home.
- vi. Land acquisition through the DNR- the Master Plan could support this.
- vii. Road signage improvements should be included as a problem and an action to replace!
 1. The County Road Commission is waiting on an inventory for what signs are actually needed. County Road Commission has the funding to replace.
 2. Certainly need zoning plan restrictions to update the signage ordinance.
- viii. Where to put emergency access in the Master Plan?
 1. No fires or emergency access to some areas near the dunes. This is a problem that should be addressed in the plan.
- ix. Where to put opportunities for leadership expansion?
 1. With open government, inclusion, transparency
- e. Capital Improvement Planning on the Island?
 - i. Peaine Township has no improvement
 - ii. CIP for the St. James Township is being discussed the sewer improvements need to be budgeted.
 1. Right now sewer infrastructure, but including public access/recreation, broadband, road paving out to the airports
 2. Perhaps could have the conversation jointly with boards.

III. **Vision**

- a. What about this vision statement may still be accurate? May need to change?
 - i. The phrase “but do not stimulate rapid growth” should be amended to “stimulate extreme rapid growth”
 1. We’ve lost economic momentum- we should rapidly try to get those back
 2. Want to bring in sustainable businesses and growth- this means affordable housing! This isn’t really in the vision statement.
 - ii. First sentence could be more about reclaiming or restoring the natural environment that has been lost to blight or other problems. Like recycling?
 - iii. “I see the words youth and starting business- but most of the 20 somethings can’t get jobs here...” can’t we promote something to grow more businesses here?
 - iv. What about supporting our young people to the workforce of the future?
 1. Maker spaces and internet-based work are both very important.
 - a. Shop classes or apprenticeships?
 - v. Could be condensed into the statements that best reflect the vision and less specific.

IV. **Guiding Principles**

- a. Lots of questions- what is an appropriate island business? What is acceptable island behavior?
 - i. Bad behavior = not washing boats, ORV use on the dunes
 - ii. Bad businesses = not sustainable, pornographic, very loud
- b. Decision to remove #7!
- c. Revise FOSTER and change it to STRENGTHEN
- d. All age groups

V. **Data Summary Discussion**

- 1. Population projections- MAY grow by 2030
- 2. Average age of homeowners
- 3. Childcare continues to be an issue- island institute has looked into this issue.
- 4. Free and reduced lunch statistics should be added- changes in childhood poverty
- 5. Septic tanks data as needed- connected to the age of the home
 - a. Would consider the time of transfer inspection
 - b. Wise placement for septic furthest from water lines
 - i. Septic is old! Especially around Lake Geneserath.
- 6. Would also want to see light pollution mentioned
 - a. Even downward facing LEDs are especially bright
- 7. Really need to get assessor's data
 - a. But should be supplemented with local information like surveys and qualitative knowledge about what people valued
 - b. Little to no direction from the tourists arriving off the boat-chamber or commerce and community center can help fill that void
 - i. Are there no trashcans for you when you get off the boat?
 - c. What keeps people from visiting the Island?
 - i. Not on a lot of maps!!