

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, FEBRUARY 23, 2016  
7:00 P.M.  
GIBRALTAR TOWN CENTER**

Approved: April 26, 2016

**Call to order:** The regular meeting of the Gibraltar Plan Commission was called to order at 7:04 P.M. by Linda Merline, chairman.

**Roll Call/Quorum:** Merline stated that a quorum of the Commission was present.  
Members present: Linda Merline, Brian Hackbarth, Tom Blackwood, Wendy Minten and James DeGroot.

**Proper Notice/Adopt Agenda:** Merline confirmed the agenda had been properly noticed.  
*Motion: (Minten/Hackbarth) to adopt the agenda as posted. Carried*

**Approve Minutes of Previous Meetings:** *Motion: (Hackbarth/Blackwood) to approve the minutes of January 26, 2016 meeting, as amended. Carried.*

**Public Comment:** None

**Make Recommendation regarding wetland zoning district map amendments:** The DNR occasionally updates the borders of a wetland. The County is required to update the map. They have suggested a wetland overlay, with an underlying zoning district. No change is being made to the text of the zoning code. All wetland boundaries will still be determined by field verification of the DC Planning staff.

*Motion: (Blackwood/DeGroot) to recommend to the Town Board, to support the wetland zoning district map amendment. Carried. Hackbarth Opposed.*

**Follow-up discussion of Joint meeting with Parks and Lands:** Would like someone from P&L to join a sub-committee for invasive species. Review the recommendations from the implementation chapter.

**Review of First Draft of Comprehensive Plan Implementation Progress Table:** Merline presented a table containing the implementation goals from the Comprehensive Plan that could be used to regularly update the goals. The layout of the implementation goals in the Comprehensive Plan did not provide space for updating.

**Review of First Draft of 2016 Goals Progress Table:** Merline presented a table of the 2016 Plan Commission Goals that could be used to update the goals. It was suggested that the goals be a regular agenda item.

**First Report on Goal – Determining Advantages of Bay-Lake Regional Planning Membership with Regards to current Town/Plan Commission Projects:** Blackwood contacted the director of BLRP. He presented the correspondence he received that lists the many services that BLRP offers its members. The Town currently is receiving similar services from SHE Consulting. Tom also inquired in regards to the question of Town vs. County Zoning. BLRP provided a list of things that would be required of the Town

if it were to switch to its own zoning including obtaining approval from the County. Membership with BLRP would provide services in making such a switch. The Town worked with BLRP in creating its Comprehensive Plan. The Plan Commission will forward the correspondence to the Town Board.

**First Report on Goal – Review Definition & County Zoning Overlay for Town Concerning Multiple Occupancy Developments (MODs):** DeGroot reviewed MODs within the Village Commercial zoning district. The Town of Gibraltar’s special requirements for Village Commercial include height restrictions. Also, MODs in VC can have 50% impervious surface and a maximum residential density of 16 bedrooms per acre. An occupancy unit by definition includes living quarters. Hackbarth’s main concern with MODs concerns setbacks. The County’s setbacks apply to MODs in VC. Should the Town’s overlay include setbacks? Why does the County have different setbacks for MODs than for other businesses? DeGroot will compare Village Commercial to other commercial districts in the County zoning table.

**Committee Reports:**

**Chair-** Merline is working to set up a meeting with the FCCA in March.

**Town Board Update - None**

**Surface and Groundwater -**

- Fish Creek Preservation & Protection Plan Update on Grants – Mary Ganzberg sent an email saying we were granted the River Planning Grant, but haven’t received official notification.
- Haven’t heard about the Coastal Management Grant (March)
- Fish Creek Plan Update
  - o 2015 Phosphorous Data: Merline presented the results of the 2015 monitoring
  - o Volunteer Efforts: Tony Fiorato joined the Fish Creek Watershed study. He gathered all of the data from previous years and inputted the information into a software that can generate reports.

**Maps – None**

**Attainable Housing – None**

**Parks and Lands/Bike Pedestrian Plan –** Town Board is working on how to implement the bike plan into the Highway project. Still trying to clean up the storm water at the beach.

**Set the Next Meeting Date:** Tuesday, March 29, 2016 at 7:00 PM. Joint meeting TBD.

**Adjourn:** *Motion: (Minten/DeGroot) to adjourn at 9:16 P.M. Carried*

Respectfully Submitted,

Kelly Murre,  
Deputy Clerk