

Approved: June 14, 2016

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, MAY 24, 2016
GIBRALTAR TOWN CENTER
7:00 P.M.**

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, Tom Blackwood, Wendy Minten and James DeGroot. Brian Hackbarth arrived at 7:37 P.M.
Absent: None

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

Approve Minutes of Previous Meetings: *Motion: (DeGroot/Minten) to approve the minutes of the April 26, 2016 meeting, as written. Carried.*
Motion: (DeGroot/Minten) to approve the minutes of the April 26, 2016 joint meeting with FCCA, as written. Carried.

Public Comment: None

Goal 3: Meeting with Fish Creek Civic Association – Gain Input on Next Year’s Goals & Share Ideas: Follow up Discussion on FCCA’s Request that the Plan Commission Pursue Information on Public/Private Employee Housing: The Plan Commission’s housing goals can potentially be 2 different goals: Seasonal employee housing and attainable/affordable housing for year round residents. It was discussed that Gibraltar is a more affluent community, compared to more affluent suburbs of a city. Sister Bay and Egg Harbor are pursuing options and could fulfill the need. The Door County Housing Partnership was a community effort. Seasonal employee housing should be the priority. How will it be funded, supported and sustainable? Some employers are providing housing. Campgrounds have been used in the past. Very limited geographical area in Gibraltar. Would prefer the business association to come to the Commission with proposals. If a developer comes in with a Plan, the Commission would be able to assist with zoning etc. Will wait to hear back from Brian regarding the Attainable Housing Group.

Remove from the Table Goal 4: Plan Commission 2016 Goals: *Motion: (Minten/Blackwood) to remove Goal 4: Plan Commission Goals from the table. Carried.*

Goal 4: Plan Commission 2016 Goals: Approve Goals, Wording and Format: Merline presented the latest version of the goals and explained the purpose of creating a plan that would make it easier to track progress. *Motion: (Blackwood/Hackbarth) to accept the 2016 goals as presented. Carried.*

Goal 4: Plan/Implement a Method to Track Progress of Plan Commission Goals: Post to the Town website and make available at the Town Office: The goals will be posted to the Town website.

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Goal 11: Plan/Conduct a Spring & Fall Invasive Species Challenge: Review Progress of Spring Challenge/Begin Discussion of Fall Challenge: The spring challenge hasn't received much participation that we know of. Two people participated in Kari Hagenow, DC-IST coordinator's workshop. The office received pictures from one person. New efforts always start slow; hopefully as we continue, we'll gain more participation. Information is being shared via the flyers and we get a nice response from them. It will be beneficial to continue. It has been difficult to fully gauge the response.

Sohns suggested sending letters to the Dept of Transportation regarding Invasives along the roadways. DC-IST can only support the spring challenge. The fall challenge will be at the Plan Commission's expense. It was suggested to include honeysuckle information in the Town's fall newsletter.

Goal 7: Review/Make a Recommendation on the Regulation of Multiple Occupancy Developments (MODs) in the Village Commercial Zoning District: Summary of Points of Discussion: DeGroot presented a summary of the discussions so far, comparing MODs in VC with those in other categories of County zoning. MODs, in all zoning districts, require a conditional use permit which results in them all being considered individually. In the case of a variance to a setback however, one Plan Commission member felt that the County Planning Dept. is discouraging people from applying based on the likely hood that their petition wouldn't be granted. Because of this, it's difficult to know the true number of people who may have been discouraged from updating their buildings. The discussion turned to the fact that Village Commercial doesn't just include the downtown area where buildings are built close to or on the property line but extends all the way past the YMCA where for the most part the buildings are widely separated. So setbacks that may be appropriate for widely spaced buildings discourage people in the old downtown area from doing anything and any reduction in setback would apply to all of VC. The idea came up that the Town could keep the downtown area a Village Commercial district with a reduced setback and let the rest of the present VC be changed to some other commercial district that would keep the 20 ft setback. Linda agreed to ask County Planning about it. Another idea discussed was if hotel/motels and condominiums which are both considered MODs could somehow be separated in zoning and thus allowed to have different setbacks. It was noted that condo hotels would complicate that. Linda agreed to ask County Planning about it.

Goal 10: Gather Information/Make a Recommendation on Town vs. County Zoning: New Information: A Town can only get out of County Zoning during a Comprehensive Zoning Revision. All the information also applies to a Town with Village powers. Beth will ask WTA if the County Board could vote to allow Gibraltar to leave.

Goal 14: Review/Plan for the Future of the "Educational" Recommended Policies Brochure Rack: Review Options for Placement of Brochure Rack & Replacement Containers: Beth will research an idea and area and will provide a budgetary number.

Goal 13: Review/Plan for Implementation of the Comprehensive Plan's Recommended Policies that Call for the Education of Citizens: Reaching Targeted Audiences: Merline read the goal regarding educational policies. The Commission felt it is more important to address opportunities as they present themselves. Targeted to specific things. This goal is very broad and will be difficult to tackle all aspects in one item. Currently doing the Invasive Species Challenge and the Creek Plan. Educational opportunities will arise as these projects move forward. It is a continuing goal.

Goal 5: Determine/Make Recommendation on Advantages of a Bay Lake Regional Planning Membership (BLRP) in Regards to Current Town & Plan Commission Projects: Summary of Discussion/Recommendation: Blackwood prepared a summary of Bay-Lake Regional Planning benefits

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at a cost of \$4075 per year. The membership doesn't include per project costs. At this time, do not see the need. But will reconsider services during budget time and annual goals.

Motion: (DeGroot/ Hackbarth) to not contract with BLRPC at this time, subject to annual review.

Carried.

Committee Reports:

Chair- No report

Town Board Update – No report

Surface and Groundwater – No report

Update on Parks and Lands/ Bike Pedestrian Plan – No report

Attainable Housing – No report

Maps – No report

Set the Next Meeting Date: Tuesday, June 28, 2016 at 7:00 PM.

Adjourn: *Motion: (Minten/DeGroot) to adjourn at 8:58 P.M. Carried*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk