

Approved: July 26, 2016

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, JUNE 14, 2016
GIBRALTAR TOWN CENTER
7:00 P.M.**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:00 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, Brian Hackbarth
Absent: 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: (Minten/Blackwood) to approve the minutes of the May 24, 2016 meeting, as written. Carried.*

Public Comment: None

Review Coastal Management Grant Agreement, make recommendation to Gibraltar Town Board:

The Commission reviewed the Coastal Management Grant Agreement. Much of the focus is on stormwater runoff and the outflow at the beach. Didn't see anything that would limit options for the beach. The question at hand is the relationship between this project and the Hwy reconstruct, in association to the timeline. The DOT has been made aware of the grant funding, as they are working to complete their environmental impact study. Andrew Dane, SEH, via phone conference, stated that SEH has had communications Jeremy Ashauer from the DOT. SEH will get moving on the study rather quickly and would be able to integrate findings into the DOT process. The Commission also discussed budgeting and the matching funds. Not certain how match requirements are structured. Dane will verify the "in-kind" match, the contractual match and budgeting for the 2017 budget cycle.

The Town will most likely cash flow, and then get reimbursed.

Motion: (Hackbarth/Blackwood) to not make a recommendation, based on the questions raised in regards to budget. No other objections with the grant, need financial clarifications. Carried.

Review UW-Stevens Point FDP Cost Reimbursement Research Sub Agreement, Make Recommendation to Gibraltar Town Board: Hackbarth stated he would prefer SEH as the primary and Steven's Point as the sub. Two separate contracts, without the pass through the office.

Motion: (Merline/Blackwood) to recommend support of the agreement with clarification on who will be doing the paperwork. Carried.

Review Application for Conditional Use Permit: Burgess Nelson Partnership LLC, U-Haul and Equipment Rentals. Make Recommendation to Gibraltar Town Board:

Gary Nelson on behalf of Burgess Nelson Partnership LLC proposes to retain a U-Haul rental business on the hardware store property, located at 3449 State Hwy 42. There would be no more than 15 trailers and

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trucks displayed on the property at any given time. The owners are also proposing to rent other miscellaneous equipment such as bobcats, lifts, and air compressors. The Planning Department has determined that this use most closely resembles auto sales and service and must be authorized by a conditional use permit.

Linda Merline opened the public hearing at explained the procedures:

Testimony in Support:

Gary Nelson, has been approached by U-Haul to be an outlet. It was his assumption that the parking lot area was sufficient and was allowable by zoning. U-Haul manages the trucks that come and go. Has been surprised by the need and demand. The natural flow of the lot is conducive to the operation. Would like to move to opposite side of lot for snow removal. Other equipment was added if future demands show a need. Does not own the equipment at this time, but wanted it to be included in the Conditional Use. Blackwood asked if there were other options for placement of the trucks and trailers.

Testimony in Opposition:

Holly Somerhalder, Hardts Acres, adjacent property. Questioned whether they would be able to control the number of truck and trailers. Also would like to ensure trees be replanted on the property as screening and that trailers be parked no closer to the road than they are now – 100ft

Rebuttal in Support:

Adam Nelson, reported that the U-Haul representative explained that there wouldn't be more than the 15 truck/trailers; and if so, they will be removed in a timely manner.

Rebuttal in Opposition: Merline asked if they had plans for additional lighting.

Merline closed the public hearing for the Commission to Discuss:

Blackwood: Placement of the trailers are too close to the road, would prefer to have them placed further behind the building/ tree line - 100 ft. It was discussed to only allow a few out front with more located in back. Hackbarth suggested amending the application to include equipment, not as an addendum.

Motion: (Hackbarth/Minten) to recommend to the Town Board to support the application, with the trailers not be farther than 65' from the building and not more than 5 truck/trailers between building and road. Carried, Blackwood opposed.

Goal 10: Gather Information/Make a Recommendation on Town vs. County Zoning: New

Information: Hackbarth contacted the town's association. If the County is willing to let us go, could we then succeed? There is no law that prevents them from allowing us to leave. A hybrid option would be that the Town could hire their own administrator and RPC, but still fall under County zoning. The County would still have power to overrule the Town.

Would need to determine the cost: revenues and expenditures.

BLRPC would be able to assist in making a decision. Would like to research the cost of a zoning department. Would zoning help justify a third person in the office. The scope of activity would also need to be considered. Would like to determine our current cost related to zoning- staffing, meetings, mailings, etc. Contact Liberty Grove on their research.

Committee Reports:

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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: (Hackbarth/Blackwood) to adjourn at 8:45 P.M. Carried*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk