

Approved: September 27, 2016

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, JULY 26, 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, and James DeGroot

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

**Approve Minutes of Previous Meetings:** *Motion: (Hackbarth, DeGroot) to approve the minutes of the July 5, 2016 special meeting, as written. Carried. Motion: (Hackbarth, Minten) to table the minutes of the June 14, 2016 meeting. Carried.*

**Public Comment:** None

**Review and Make Recommendation to Town Board regarding Rebecca Carlton and Town of Gibraltar Sign Overlay to the County Sign Ordinance:** Merline stated that this is in regard to the sign overlay DCZO 8.09 (4b). Last summer Merline had contacted the county to follow up on the flags. The ordinance states that a business can have only 2 art flags. The piece being discussed consists of 13 flags which represent the rise and setting of the moon. It is an installation sculpture piece that has flags in it.

Points discussed:

- No definition of art flags
- It did not meet the intent of the overlay
- This may be reasonable for a rural area vs downtown
- There is no difference in rural vs downtown regarding the sign overlay
- Is there anything specific for galleries to display art pieces outdoors
- Gibraltar is the only municipality under County zoning that regulates outdoor display
- The intent is not known but felt that not used as a means of attention getting
- Considered an art installation
- The overlay is primarily directed to eye catching, clutter downtown
- Concern on setting a precedent with recommendation
- If it is an art piece is it for sale
- There was no writing on the flag nor commercially purchased
- It is a fabric piece
- The overlay is being revisited, can the decision be held until after the overlay is reviewed

*Motion: (Blackwood/ DeGroot) to recommend to the board this installation be treated as art. Carried with Minten and Hackbarth opposed.*

Approved: September 27, 2016

**Goal 9: Review/Make a Recommendation on the Town of Gibraltar Sign Ordinance:** Merline stated this is just to get the conversation started. Most references that Merline found on the internet to outdoor display are separate from sign ordinances. Ordinances regulated the size and location of the merchandise display (square feet). The location had to be within a certain distance of the business, could not infringe on setbacks, safety issues stipulations and could not put in a required parking place. In addition it cannot impede ingress/egress to business. Hackbarth suggested going through the overlay and make comments. The county is reviewing/revising its ordinance in relation to a recent court decision regarding a sign ordinance and freedom of speech. Merline read the decision. Blackwood suggested tabling the agenda item. Managers from Spruce expressed the desire for leniency for clothing stores. Fairness, cohesiveness and a means to petition for a variance were mentioned along with good and immediate communication. The discussion will be continued on the next agenda.

**Goal 10: Gather Information/Make a Recommendation on Town vs. County Zoning:** A list of budgetary income and expenses for municipally controlled zoning from the Village of Sister Bay, Egg Harbor and Ephraim is needed. Beside the budgetary numbers Hackbarth recommended the personal/business factors in locally controlled zoning be considered. The commission is at a loss not being aware of zoning complaints. Blackwood added a case should be built to justify either whatever decision the commission is to bring forward to the town board.

#### **Problems with County Zoning**

1. Compliance
2. Timeline (process takes longer than necessary)
3. Confusing unclear process
4. Inequitable follow through
5. Inconsistencies
6. Overturning our (Gibraltar) recommendations
7. Costly to town (lost revenue due to delays and businesses locating in other towns)
8. Mistakes (misinformation given)
9. Gibraltar is unique (but being considered in the same way as other towns)
10. RPC members are from communities without county zoning
11. RPC members are a poor representation of Gibraltar
12. Inconvenient
13. Multiple levels of bureaucracy (duplicitous)
14. Inequitable/inconsistent fee divvying
15. Lack of local control

#### **Strengths for County Zoning**

1. Paying taxes to county
2. Makes sense for uniformity
3. Existing infrastructure
4. Existing Expertise
5. County holds legal liability

#### **Positive Aspects for Town Zoning \***

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1. Process streamlined
2. Less bureaucracy
3. Local control

**Potential Problems with Town Zoning**

1. Learning curve
2. Cost
3. Increased workload
4. Legal liability

The “problems with county zoning” listed are all areas to consider as potential positives were Gibraltar to embark on administering its own zoning.

A possible option would be to invite residents/business owners to hear pros/cons of county zoning, a listening session. The listening session could be advertised in the town newsletter, FCCA constant contact. A draft invitation will be crafted at the August meeting.

**Goal 7: Review/Make a Recommendation on the Regulation of Multiple Occupancy Developments (MODs) in the Village Commercial Zoning District:** Sticking points on the MOD review need to be defined. Can hotels and condominiums be split? Can the east and west side of village commercial be split? How to address grey areas that do not fit into county zoning. The discussion will continue next month.

**Creek Plan Committee Update:** Merline spoke about the stakeholders committee; the commission is to be the core group. Three meetings are built in the grant. Merline stated that Skare was planning on having the commission take on this role. The commission would be voting members of the committee. The town board would get recommendations from the commission. Hackbarth encouraged the creation of the plan be expedited as quickly as possible so that any implementation of the plan could be added into the Master Plan/ Hwy 42 project; let Mary Gransberg know of the urgency and the difference in the success of the plan. A email will be sent to Mary Gransberg of the DNR. DeGroot left the meeting at 9:40 p.m.

**Fall Invasive Species Challenge:** Merline stated the challenge will be honeysuckle again. It will be put in the newsletter and an old flyers will be posted on the website. A longer time frame of the month of October with debris pick up from the town will be given. The information being disseminated is the education component of the objective. DCIST can use photos of the challenge for grant funding. The flyers will be updated as necessary.

**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

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**Set the Next Meeting Date:** Tuesday, August 23, 2016 at 7:00 PM.

**Adjourn:** *Motion: (Minten, Hackbarth) to adjourn at 9:48 P.M. Carried.*

Respectfully Submitted,

Beth Hagen,  
Clerk-Treasurer-Administrator