

Approved: September 27, 2016

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

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:05 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: (Hackbarth/Minten) to adopt the agenda as posted. Carried

Approve Minutes of Previous Meetings:

Motion: (Hackbarth/Minten) to approve the minutes of the June 14, 2016 meeting as written. Carried.
Motion: (Hackbarth/Minten) to table the minutes of the July 26, 2016 meeting. Carried.

Public Comment: None

2017 Budget: The committee reviewed the budget spreadsheet to make recommendations to the Town Board.

Motion: (Hackbarth/Blackwood) to submit the proposed budget of \$10,243 to the town board. Carried

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

The average revenue from the Village of Ephraim and Sister Bay for zoning is \$12,000. The expense is a portion of the administrator's salary (approx. 25-35%).

The commission discussed having a meeting to gain public input of its citizens in regards to County zoning. Bill Weddig made comments regarding the intent of County zoning to eliminate the personal aspect a local committee might face.

Issues with County Zoning:

- No stipulation that requires RPC members to be among zoned communities.
- Town needing to get approval for their own projects.
- The County has expressed frustration handling TOG zoning.
- Special purpose zoning: shoreline, floodplain, where the Town has no veto authority

Need to find a description of a Town with Village Powers that details what those powers are.

Would like to schedule a listening session to hear feedback from the community regarding County Zoning, good and bad.

The purpose is to change the management of the Town's zoning.

Merline would like to get more guidance from the Town Board and will bring the information (cost, preliminary pros and cons. and BLRPC information) gathered back to them.

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Goal 7: Review/Make a Recommendation on the Regulation of Multiple Occupancy Developments (MODs) in the Village Commercial Zoning District:

The Commission reviewed the MOD requirements. The Gibraltar special requirements are separate from MOD section, very confusing to understand. Is there a need to separate hotels and condominiums?

Wants zoning that allows for redevelopment that the Town wants to see.

To recommend waiting to pursue changes pending recommendation on County Zoning.

Committee Reports:

Chair- Merline reported the outdoor display in Juddville was supported for this season and will be revisited in sign ordinance discussions next year. Merline also wrote articles for the honeysuckle challenge and the creek plan in the Town newsletter. She replied to Krista Lutze from the County regarding an ordinance for noxious weeds. The DOT while awaiting the environmental study, is aware of the pending Creek Plan and will accommodate recommendations if needed.

Town Board Update – No report

Surface and Groundwater – No report

Update on Parks and Lands/ Bike Pedestrian Plan – Meeting of the Electors will be August 31 regarding the purchase of the York property.

Attainable Housing – No report

Maps – No report

Set the Next Meeting Date: Tuesday, September 27, 2016 at 7:00 PM.

Adjourn: *Motion: (Hackbarth/Blackwood) to adjourn at 10:27 P.M. Carried*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk