

Approved: October 25, 2016

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, SEPTEMBER 27, 2016  
GIBRALTAR TOWN CENTER  
7:00 P.M.**

**Call to order:** The regular meeting of the Gibraltar Plan Commission was called to order at 7:00P.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:** Motion: *(Hackbarth/Minten) to adopt the agenda as posted. Carried*

**Approve Minutes of Previous Meetings:**

*Motion: (Hackbarth/Blackwood) to approve the minutes of the July 26, 2016 meeting as written. Carried.*

*Motion: (Hackbarth/Minten) to approve the minutes of the August, 2016 meeting as written. Carried.*

**Public Comment:** None

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

Correspondence received from: Shane Solomon, Tom Thurman, Bob Erickson, and Wayne Kudick

Merline explained that the Town Board has tasked the Plan Commission with researching Town vs County Zoning as one of their goals for 2016. She explained the purpose of this meeting to obtain public input and opened the floor.

Terry Bolland, Summertime Restaurant, stated that under existing zoning, properties like the Summertime wouldn't exist. Unique properties within the Town need to be taken into consideration. Bolland has been asked by the RPC to clean up problems within the Town regarding zoning.

Shane Solomon, Julies Park Café & Motel, stated the process was very cumbersome. In order to get variances and building permits he had to go before several boards including the Town and County, which took several months. Gibraltar residents know more about the unique properties within Gibraltar, more so than the County. He was met with negativity and discouragement from the zoning department.

Carol VandeWalle, also conveyed the process is not easy.

Greg Stillman, Parkwood Lodge, approached the County to build a home in extension to the business. Needed to parcel off a half an acre and portion off the house as a residential endeavor. The County approved driveway was not conforming to state standards and needed to reconfigure, costing time and money.

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Wayne Kudick, Fish Creek, explained how the County has been caught with short notice by state changes. Towns and Counties are losing control to state legislature. Dissatisfied by our assembly for not notifying municipalities of these upcoming changes. It is beneficial to have the County as an advocate.

Jay Chomeau, asked if it was possible to differentiate between commercial and residential zoning within County zoning

Tom Thurman, spoke to consistency and uniformity under County zoning.

Tom Birmingham, Fish Creek, believes County zoning works best for TOG, being part of the comprehensive zoning. If Fish Creek would incorporate as a village, he would be supportive of having our own zoning, but for the benefit of the whole Town, the County is best. The affirmation process to grant variance is beneficial. Doesn't want to increase tax due to zoning administrator and legal fees. Villages typically have their own separate zoning.

Solomon, his project was used as a message by a dissenting vote, from the County BOA, to Gibraltar about their setbacks. Need to clear up what Gibraltar wants within their downtown district.

Nancy Sargent, Gibraltar Bluff Rd, it is important that the individuality of our community be considered. Overlay has been helpful, but one size doesn't fit all. But County zoning has served us well. Doesn't think there will be less problems if managed from within.

Myrv Somerhalder, Fish Creek, has the Town reviewed the overlay and has the County allowed changes within the overlay?

Britt Unkefer, Wild Tomato, was granted County zoning permits, but was later determined they were in a floodplain. This Commission nor the Town Board has any control. Fate lies in the hands of people unfamiliar with Fish Creek. Also has property in Sister Bay and can't compare. They have design standards in place. Zoning and permitting is a much easier process. Knows exactly who to ask questions.

Mariah Goode, gave a report on the Shoreland Zoning requirements. A separate shoreland zoning ordinance has been created but does not qualify as a comprehensive revision, nor is Door County planning to do a comprehensive revision. Shoreland zoning ordinances has to be managed by the County per state statute. The shoreland standards within the state code have to be administered: lot sizes, max height of structure, impervious surface allowances, ordinary high water mark setback, vegetation, and non-conforming structures.

Unless Village is incorporated separate laws apply.

Floodplain ordinance is still required by FEMA.

Ron VandeWalle, pleased with the experience with Rick Brauer

Bob Kufirin introduced himself. The Town has hired him to work on various projects, one of which is the Town vs. County Zoning issue.

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Merline concluded the discussion.

**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, October 25, 2016 at 7:00 PM.

**Adjourn:** *Motion: (Blackwood/DeGroot) to adjourn at 8:26 P.M. Carried*

Respectfully Submitted,

Kelly Murre,  
Deputy Clerk