

Approved: May 23, 2017

**TOWN OF GIBRALTAR
PLAN COMMISSION
REGULAR MEETING
TUESDAY, APRIL 25, 2017
GIBRALTAR TOWN CENTER
7:00 P.M.**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:15 p.m. by Linda Merline, chairperson.

Roll Call/quorum: Merline stated that a quorum of the Commission was present.
Members present: Linda Merline, Brian Hackbarth, James DeGroot and Bob MacDonald
Absent: Tom Blackwood

Proper notice: *Motion: (DeGroot/Hackbarth) to adopt the agenda as posted. Carried*

Approve minutes of previous meetings:
Motion: (Merline/DeGroot) to approve the minutes of the March 28, 2017 meeting as amended. Carried

Public comment: None

Goal 2: Annual Joint Meeting with Parks and Lands Committee – Discuss/ Plan for Shared Goals - Follow up Discussion – The meeting was very productive. The Plan Commission would like to determine if they would have a role to educate on what trees to plant, to combat the various diseases affecting trees in the Town. Hackbarth will prepare a list of acceptable trees with Parks and Lands. Merline will research a tie-in to the Comprehensive Plan.

Goal 8: Rewrite/make recommendation for adjusting county zoning to match the comprehensive plan’s vision - Outdoor Display (Sign Ordinance) – Begin the Discussion: Last year the Commission was asked to take this up. Could the Town create an ordinance regarding outdoor display that is not included in County zoning and create a permit for outdoor displays? Section 4(b) in the Door County sign ordinance should be removed and replaced with a possible exclusion for an art site. It needs to be simplified. Merline researched other municipalities’ outdoor display policies and presented comparisons: size of the display, location of the display, hours of the display, etc. The Commission will continue the discussion next month; as well as, art flags.

Goal 9: Discuss & make a recommendation on attainable/employee housing: Merline presented notes from last year’s meeting with the FCCA. Businesses can’t find properties for their year round residents, let alone seasonal. Need to make finding housing easier. The information office fields many calls from people searching for housing. Many people, especially the older generations, do not use online advertising for their rentals and is done primarily by word of mouth. Proposals have been brought before the Commission that required rezoning and were denied, due in part to spot zoning considerations. Could MODs be added to more zoning districts via conditional use permits?
Need to locate an area that would be suitable for attainable housing and is affordable for this type of project. The Fish Creek Camp ground was suggested and is for sale. The neighbors are already used to transient activity.

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Could room tax money be used as rent relief to subsidize the higher rental rates in Northern Door County? A public meeting in the form of a charrette would be beneficial to brainstorm ideas.

Discuss the Future of Peninsula State Park – Impacts and Opportunities – Begin the

Discussion: Hackbarth reported that the Town has been working with the Park to get a multi modal trail to link with the trail in Fish Creek Park. They will also be addressing storm water, and extending the turn lane at the entrance, sidewalks, and curb and gutter.

Hackbarth gave a history of the multi modal plan along the park on Hwy 42 to Ephraim.

The State has cut funding for the Park. This year, those hire to work in the park won't necessarily have law enforcement or medical training. More stress will be put on our local law enforcement and EMR. It was suggested to include an article in the newsletter that explains this impact to the Town.

Merline also presented some thoughts to think about, such as land acquisition from the park in regards to the waterfront plans and the launch areas. If the park decided to sell off some property, would the Town be interested?

Hackbarth suggested assisting the Park with a business plan. The Park is poorly managed, even though it is the biggest profit center for the state park system. Money should be put back into the park. Instead of an "acting" superintendent, permanent position needs to be created. The consequences of a poorly managed park affects the entire community.

Reports

- A. Chair report:** Agenda items for next month: Art Flags, Sign Ordinance/Outdoor Display, and Assembly Halls/Temp. Use. Merline gave a report at last week's Annual Meeting, and has received a lot of interest in the Creek Plan.
- B. Ground and surface water:** Better communication is needed on spraying of liquid manure. Merline would like to see the consideration of an ordinance on a Town Board agenda
- C. Town Board/parks & lands:** Hackbarth reported the Committee is continuing to migrate parks to more natural/green lawn care maintenance.
- D. Bike/pedestrian plan:** No report

Set the next meeting date: *May 23, 2017 at 7:00 p.m.*

Adjourn: *Motion: (Hachbarth/MacDonald) to adjourn at 9:20 p.m. Carried*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk