

Approved: September 26, 2017

**TOWN OF GIBRALTAR
PLAN COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 22, 2017
GIBRALTAR TOWN CENTER
7:00 P.M.**

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

Approve minutes of previous meetings:

Motion: (DeGroot, Merline) to approve the minutes of the July 25, 2017 minutes, as amended. Carried

Public comment: None

Conditional Use Application, Keith Mueller - Parcel #014-02-28312743C: Commercial Storage Building: Keith Mueller has applied for a conditional use permit to construct a 40' x 191' commercial storage building on his property. The Building would be 13' high and would have 38 individual storage units. The property owner is currently operating an automotive repair business on the property. That business would continue to operate. The property is located at 3845 Hwy 42 and in the Village Commercial (VC) zoning district.

Merline opened the hearing and explained the procedures.

Keith Mueller, described the commercial storage facility. 19 doors on each side. No lighting or electricity is planned for the building. The existing driveway, will wrap around the building with 19 ft of gravel. Natural screening around the building will remain. Will have 40% (75% allowed) impervious surface and a 55 ft setback (50' is required). Vegetative screening is required and existing from the road.

Lee Hinkle, 37004 Northhaven Dr. asked what could be stored in the building.

Mueller: Smaller items, units are only 10' X 20', with an 8' X 9' door. Nothing will be stored outside

David Waldner S. Northhaven Dr. asked if building would be visible from Rd and if there would be additional signage.

Mueller: A small sign will be placed below current sign for automotive business.

Jim Marshall 3735 N. Northhaven Dr. asked if conditions can be changed over time. Or if upgrades and improvements can be made after approval.

Susan Lesniak 3755 Northhaven, inquired about hours of operation.

Mueller: Daytime hours, but cannot limit evening use.

Chet Jankowski 11001 S. Northhaven. Asked what can be stored in buildings

Mueller: Anything the owners choose; flammable liquids are not allowed.

Jack Tuttle, 900 Northhaven, asked about security cameras and a berm. Asked if location of building could be located closer to the shop.

Mueller: A security system has not been planned. A lot of natural vegetation currently exists for screening. The location cannot be moved closer to the shop.

Approved: September 26, 2017

Lorraine Jankowski, 11001 S. Northhaven, asked if lighting on demand could be a condition.

Jim Perry, 9451 Northhaven asked if conditions could prohibit lighting, if maintenance of the landscape could be established for a buffer, and if the driveway could be paved.

Dick Hinkle 3734 S. Northhaven asked if the building could be plumbed.

Mueller: Electrical and plumbing are not planned

Stewart Champeau, from Cleary Builders, stated it is a standard Mini Storage building. Engineers will make sure building will comply with State Codes. There is a berm between Northhaven and the property, with 30 ft of natural foliage.

Hackbarth asked how long Mueller has owned the property and if the walking path from Northhaven will still be at least 75 ft from property.

Mueller: Has owned the property for 34 years. Supported the Northhaven development. The walking path will not be affected.

Jack Tuttle asked if hours could be established to limit hours of operation.

Susan Lesniak, asked if Mueller was the owner associated with the Mini Golf proposal.

Correspondence in Support: Doug Butchart

Correspondence in Opposition: None

Merline Closed the Hearing.

Merline spoke with Brauer regarding impervious surface. He is well below. The property has a lot of vegetative screening. Zielke at Fish Creek Marine has boat storage with a large building. Audience is concerned about lighting, the buffer, and hours of operation. DeGroot stated nightly use would be minimal. Restricting lighting wouldn't hold up for future use. Could recommend minimal lighting for safety and downcast. Screening already exists. Vegetative screening to be maintained.

Northhaven units all have downcast soffit lights for every three doors

Motion: (Hackbarth, DeGroot) to recommend to the Town Board to support the conditional use for storage units with any lighting, now or in the future, be downcast, and to maintain the existing vegetative screening along the 3777 Northhaven Dr. property line. Carried.

2018 Budget: The Commission reviewed the 2018 budget spreadsheet.

Motion: (Merline, MacDonald) to forward the Plan Commission budget of \$26,472.93 to the Town Board. Carried. Hackbarth Opposed.

Goal 8: Rewrite/Make Recommendation for Adjusting County Zoning to Match the Comprehensive Plan's Vision – Town of Gibraltar Additional Sign Requirements including "Art Flags" and "Outdoor Display":

Merline summarized the discussions.

1. Would be opposed to eliminating 8.09 (4)(b)
 - Hackbarth -Would like an application process to request a variance from the Town Board
2. Would like to revise: Kufrin outdoor displays should be separate from flags and banners
 - a. Regulate the number and size of banners or flags by size of the property.
 - b. Create separate zoning districts (highway business standard vs downtown business standard)
 - c. Regulate the large sales, seasonal sales.
3. Can the Town issue a permit for an outdoor display? The commission decided to not add another level of bureaucracy.
4. Would be beneficial to obtain opinion of the business community.

Approved: September 26, 2017

5. Would it be possible for Kufirin to compare working documents and notes to create a couple of documents to make simpler. One for the downtown, one for the North & South corridors and one that encompasses the entire town

The Commission will verify if funding is available for Kufirin to rewrite the additional sign requirements.

Reports

- A. **Chair report:** Merline stated the County has replied to the summary created by Kufirin after the County meeting. Kufirin completed a list of the Towns demands with the County's response.
The Creek Plan changes have been forwarded to Nancy.
- B. **Ground and surface water:** No Report
- C. **Town Board/parks & lands:** No Report
- D. **Bike/pedestrian plan:** No Report

Set the next meeting date: *September 26, 2017 at 7:00 p.m.*

Adjourn: *Motion: (DeGroot, Hackbarth) to adjourn at 10:25 p.m. Carried*

Respectfully Submitted,

Kelly Murre
Deputy Clerk