

Approved: October 26, 2017

**TOWN OF GIBRALTAR
PLAN COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 26, 2017
GIBRALTAR TOWN CENTER
7:00 P.M.**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 6:59 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 Tom Blackwood
Absent: Bob MacDonald

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

Approve minutes of previous meetings:

Motion: (Hackbarth, DeGroot) to approve the minutes of the August 22, 2017 minutes, as written. Carried

Public comment: None

Conditional Use Application, Northern Sky Theater - Parcel #014-01-02302722A1: Fine Arts Venue: Northern Sky Theater Inc has applied for a Conditional Use Permit to establish a Fine Arts Venue on the property. The venue includes a creative center theater that would provide seating for up to 300 people and a production building. This 17 acre parcel was recently rezoned to accommodate this facility. The property is located at the southeast corner of the intersection of County A and County F near the Greenwood Supper Club.

Merline opened the hearing and explained the procedures.

Jon Sawyer, Board of Directors presented on behalf of Northern Sky Theater

Also Present:

Dave Maeyer, Operational Manager

Tim Stone, Board of Directors

Mary Seeberg, Chairperson

Jeff Herbst, Production Manager

Jim Jauquet, Board of Directors

Holly Feldman, Marketing Director

Sawyer noted that a letter was received from Rick Brauer that the theater actually seats 245 people. Staff and volunteers would be make the total occupancy of 300 people.

They would like to eliminate the required screening between the 2 properties owned by Northern Sky, neighboring properties will be screened. The southern end they would like to keep as natural vista of the meadow.

They met with Chief Anderson to discuss radius and width of roadways. All parking spaces are addressed. Parking will fit within the trees, located 150 ft from the road ROW. 2 entrances have been designed with the Cty F driveway as a service access.

Sawyer described the components of the main building and production building.

The exterior will have a natural appearance.

Will continue to perform in the Park and have been granted a 15-year lease.

Mary Seeberg stated that this project has been part of their long term strategic plan.

Dave Meyer spoke to how the arts benefit the community. This project is the next step in regards to economic impact and promotion of the arts in the community. Will become a great asset.

Correspondence in Support: None

Correspondence in Opposition: None

Approved: October 26, 2017

Merline Closed the Hearing.

Blackwood was pleased with the preparation and thoroughness of the plan and presentation.

DeGroot is a promoter of the arts and supports the plan.

Merline reviewed the requirements of a conditional use.

The development will affect public interest in a positive way.

The use will not negatively affect the character of the surrounding area. The property was rezoned to accommodate.

The area and location was taken into consideration during the rezoning.

The proposal will not negatively affect public safety or welfare. The design has addressed concerns regarding ingress and egress.

The use meets the zoning ordinance's stated purpose and intent. The large property is conducive to the structure.

Located in an outlying commercial center near the Greenwood and fire station.

The design preserves and protects the natural areas of the Town and agrees with the goals of the comprehensive plan. It is a large development with plenty of pervious surface. Screening will be provided. It promotes cultural resources for the Town.

Based on the presentation and plan, no other restrictions are apparent. Lighting will be downcast.

Hackbarth stated that project is beneficial to the community. Disappointed that the County chose to rezone to General Commercial instead of Village Commercial. As many residents were concerned with what could've been developed there. Also would have liked to see the support for attainable housing in the same area.

Motion: (Blackwood, DeGroot) to recommend support of the conditional use permit request, with downcast lighting. Carried.

*The commission forgot to include the variance request for screening along the southern border. Remember to add request to Town Board packet.

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":

Kufrin provided rewrites to the Gibraltar overlay sign requirements. The Commission reviewed the revisions and made adjustments. Merline will address concerns with Kufrin. Will wait to meet with him to discuss further.

Review Final Draft of Creek Plan: The Commission reviewed the final draft. Other than a few errors, Merline didn't see much that needed to change.

To move forward with the Plan, we'll need to prioritize goals and hire a consultant.

Grants are due November 3rd need to expedite if we want to move forward this year.

Hackbarth suggested hiring a consultant to help prepare a grant for next year. Asked if any smaller aspects of the plan could be budgeted for next year.

Motion: (DeGroot, Blackwood) to accept the final draft of the Fish Creek Watershed Plan and forward to the Town Board. Carried

Reports

- A. **Chair report:** Hackbarth reported that the County has allowed a food truck in Gibraltar. The Town Board has received numerous complaints. The Town Board has drafted a letter to the County in opposition. Hackbarth reported that the Town chose to install an ADA crosswalk at the On Deck corner without the bumpout.
- 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: *October 26, 2017 at 7:00 p.m.*

Adjourn: *Motion: (Hackbarth, DeGroot) to adjourn at 10:02 p.m. Carried*

Respectfully Submitted,

Kelly Murre
Deputy Clerk