

Approved: January 2, 2018

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, NOVEMBER 28, 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, and Tom Blackwood

Absent: Bob MacDonald

Also Present: Bob Kufrin, Steve Sohn, and Wayne Kudick

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

Approve minutes of previous meetings:

Motion: (Hackbarth, Blackwood) to approve the minutes of the October 26, 2017 minutes, as amended. Carried

Public comment: None

Goal 8: Rewrite/Make Recommendation for Adjusting County Zoning to Match the Comprehensive Plan's Vision – Sign Ordinance/Outdoor Display: Kufrin explained the two different approaches to the sign code revision. One is a one-sized fit all approach and the other focused on different districts, separating the north and south corridors along Hwy 42 from Village Commercial.

He is recommending the different districts as property size is very different in the north and south corridors than the downtown area.

The Commission is concerned with the “clutter” and the amount of area that can be used for outdoor display. A large yard, if not managed properly could become overwhelmed with merchandise. The further from the edge of the right-of-way, the smaller the display area. The intent is to display a “sampling” of merchandise not an extended sales area, where the inside of the store has sprawled outside.

Criteria needs to be quantified and measured. Kufrin suggests reducing the area.

Hackbarth suggested a ratio of square footage of indoor space.

Merline suggested a numerical value of 5-10 articles.

Kufrin stated, the Town can't limit that much, as it could deter business from coming to Fish Creek.

Change 8(b)(2) to a 5 ft. setback from curb faces and 20% of available front yard space.

Nonconforming businesses, home businesses and home occupations etc. must conform to a standard size in other zoning districts.

Kufrin also suggested that home or cottage rental (VRBO) signs if not regulated, need to be prohibited. Commission would want to prohibit “advertising” signs, but not “name signs”.

Kufrin will look into the code for farm market regulations. There is a provision for temporary/seasonal wares (pumpkins, Christmas tree, maple syrup etc.) in the ordinance.

The Commission also reviewed questions that arose at a previous meeting.

- Allow 2 flags (remove “art”), not to exceed 12 sq. ft.
- Prohibit sandwich boards but allow reader boards and menu boards
- Add “farm implements” to 8(d)(3)
- Special events and fundraising signs allowed with Board approval

Kufrin will revise and submit an updated draft.

Will schedule a special meeting on Jan. 2nd with Kufrin in addition to the regularly scheduled meeting.

2018 Goals: Merline presented a draft of the goals discussed last month.

Wayne Kudick suggesting adding another goal to become a Green Tier Legacy Community. It is a partnership with the DNR to exceed environmental standards. The Commission will review the charter from the Green Tier Legacy website.

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Goal 3: Plan/Make Recommendation for Improvement & Protection of Fish Creek and Its Watershed: Merline suggested the Commission hire a consultant to assist in writing the River Management Grant that has a deadline of February 1, 2018. Nancy Turyk did not supply suggestions as that may be a conflict of interest as she could be a possibility. Merline stated that Skare would like the Plan Commission give suggestions for the Town Board to sort out. Hackbarth and Sohns both would prefer a recommendation.

Merline suggested Bob Bultman. He has experience with grant writing. Would like to obtain a proposal, along with SEH and Bob Kuftrin. If cost is within reason to hire Bob Bultman.

Motion: (Hackbarth, Merline) to recommend Bob Bultman as long as cost is competitive. Carried

Merline reviewed the priority list the grant should focus on, including: stabilization of the creek bank, shading, impediments to fish access, and public access.

Reports

- A. **Chair report:** Merline wrote an article for the Town newsletter about the Creek Plan being passed.
- B. **Ground and surface water:** The Sanitarian provided a POWTS update.
- C. **Town Board/parks & lands:** No Report
- D. **Bike/pedestrian plan:** No Report

Set the next meeting date: *January 2, 2017 at 7:00 p.m.*

Adjourn: *Motion: (Blackwood, Hackbarth) to adjourn at 9:48 p.m. Carried*

Respectfully Submitted,

Kelly Murre
Deputy Clerk