

Approved: July 24, 2018

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, MAY 22, 2018
GIBRALTAR TOWN CENTER
7:00 P.M.**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:03 p.m. by Linda Merline, chairperson.

Roll Call/quorum: Merline stated that a quorum of the Commission was present.
Members present: Linda Merline, Tom Blackwood, Doug Lindeman, and Don Friex
Absent: Brian Hackbarth
Also Present: Bob Kuftrin

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

Approve minutes of previous meetings:

Motion: (Lindeman, Merline) to approve the minutes of the March 22, 2018 minutes, as written. Carried

Motion: (Merline, Lindeman) to approve the minutes of the Joint Meeting with Parks and Lands of March 22, 2018 minutes, as written. Carried

Public comment: None

Petition for Grant of Variance: Parcel #014-01-02302722A1, 9058 Cty Rd A, Northern Sky Theater:

Northern Sky Theater, Inc. petitions for a variance from Section 3.10(4) and 4.06(2)(c) of the Door County Zoning Ordinance which requires a Fine Arts Venue to be screened from all public roads and adjoining properties by a landscape buffer meeting the requirements of Section 3.10(4) of the Door County Comprehensive Zoning Ordinance. The petitioner proposes to add no additional screening to a portion of the property located to the south of the building site and is also proposing an alternate planting scheme for the eastern and northern portions of the property.

Merline opened the Hearing and Explained the Procedures

Testimony in Support: Jon Sawyer, Board of Directors for Northern Sky Theater (NST) and Carlson Erickson Builders presented the plan.

An introduction was made of the Building and Landscape team.

During the Condition Use application, they had asked for a variance in the vegetative screening. They were advised a separate variance would be needed.

The proposal is to eliminate the screening at the back of the property as the land is owned by NST. They would like to maintain the natural character and screening currently existing. They also intend to keep larger trees.

The Mitterman property is the only property affected and vegetative screening will be in place around them w/ a berm. Cedars will be planted along their property and the warehouse to be denser.

An old stone wall will be retained. There will be a mix of hardwoods and plantings in "pods". Will eliminate the yellow outline of cedars and propose the circle staggered plantings.

They want to maintain the current healthy woodland.

The maximum height of the theater is 35ft. The lobby, office and workspace will only be 13-15 ft.

The parking area will be screened by the existing landscape with larger canopy trees.

The plantings will be more mature 4-5 ft trees.

Testimony in Opposition: None

Rebuttal: None

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Correspondence in Support: None

Correspondence in Opposition: None

Merline Closed the Hearing: The Commission has the following discussion points:

- A hedge of trees would be more unnatural than their current proposal.
- It was suggested to contact the Mitterman's to see what they would prefer for screening. A more natural border vs a line of cedars. The creation of the berm would eliminate headlights sweeping across the house.
- Unique property limitations: No
- No harm to public interest: Yes
- Unnecessary Hardship: No
- Will granting the variance serve an overriding public interest: Yes
- The reason for the screening variance is to protect the neighbors. Since NST owns the south property it is not an issue.

Motion: (Friex, Blackwood) to recommend to the Town Board to support the grant of variance. Carried.

Goal 8: Rewrite/Make Recommendation for Adjusting County Zoning to Match the Comprehensive Plan's

Vision: Kuftrin presented new draft revisions of the following zoning codes.

- **Multiple Occupancy Developments in Village Commercial:** 20 ft property line is too much for the downtown area but not for those on the outer corridors of Town.
Can't be more restrictive but can be more liberal. Most of the structures are non-conforming.
Can look at preserving current uses. What is the negative impact on current setbacks?
The shoreland zoning already gives people the right to rebuild within their original footprint.
A cleaner ordinance would provide a level of certainty for developers.
Incentives should be created for employee housing.
Would it be a problem to have a zero lot line set back in a defined area within the Town?
Kuftrin will interpret the Shoreland Zoning in relation to MODs.
- **Home Business/Home Occupations:** Kuftrin presented the latest changes. Allow home business in VC.
Motion: (Lindeman, Friex) to forward the Home office, occupation and business use amendments to the Town Board. Carried.
- **Active Outdoor Recreation:** Group 1 is primarily commercial. Group 2 is perceived as free to the public.
Motion: (Friex, Lindeman) to forward to the Town Board with the amendment of item (g). Carried.
- **Temporary Uses:** *Motion: (Lindeman, Blackwood) to forward to the Town Board with the amendment on lines 29 & 30. Carried.*

Goal 3: Make Recommendation/Implement the Fish Creek Watershed Plan: The town was awarded the River Management Grant. The Commission is tasked with restoring fish passage and improving the meander.

Would like to retain a consultant to help move the plan forward. Bob Bultman has stated he could assist in finding someone to do the design. SEH has a consultant that could also aid in designing.

Need to find someone with a watershed hydrology background. Bultman could be the role of general contractor. The grant money is for the design and implementation, not for the consultant.

Motion: (Friex, Blackwood) to recommend to the Town Board consideration of Bob Bultman for implementation of the grant proceeds. Carried.

Boxholder Mailing – The Town newsletter will be out later this week. Merline spoke at the FCCA dinner about the Plan for the Creek.

Gibraltar School Connection – On May 11th, a group of 5th graders spent time at the creek learning about the work of the watershed volunteers and the suckers.

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Reviewed Proposed Amendments to Door County Zoning Ordinance: The County Board discussed proposed amendments regarding farm markets and roadside stands this morning.

Set the next meeting date: *June 26, 2018 at 7:00 PM.*

Adjourn: *Motion: (Firex, Lindeman) to adjourn at 9:34 p.m. Carried*

Respectfully Submitted,

Kelly Murre
Deputy Clerk