

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, AUGUST 25, 2009
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:00 p.m. by Tom Birmingham, chairman.

Members present: Tom Birmingham, Linda Merline, David Boyd, Andy Coulson and Jim Jauquet
Members absent: None

Approve minutes of last meeting: *It was moved by Coulson and seconded by Birmingham to approve the minutes of July 28, 2009 as amended. Motion carried unanimously.*

Open discussion and correspondence: No correspondence has been received.

Petition by Bob Pollman to allow the existing infringements on the town right-of-way to continue during and after remodeling and construction on what is currently known as the C & C Supper Club: Rob Pollman submitted drawings of the existing seating, new seating plan, existing site plan, new site plan and new elevations. He gave an overview of the planned renovation. The encroaching right-of-way will be reduced on the south side of the building per Pollman. The existing seating is 259 per Rick Brauer at Door County Planning. The new plan has 242 seats; 110 in the bar with 132 seats in seasonal open air seating on the first and second level. A wine shop will be located street level on the west end of the building. The restaurant will be maintain a casual feel. Commission discussion centered on zoning issues. Merline stated that the Commission was being asked to make a recommendation only on the infringements on the town right-of-way. Birmingham suggested the Commission could make a recommendation on the request in concept. Birmingham spoke with Merrell Runquist earlier that day and was told that the Planning Department needed to know the town's position on the infringement prior to their proceeding. Boyd, Jauquet and Coulson were hesitant to make any recommendation without the details of the property, not knowing if the county would be requiring a variance and what opinion the planning department had. If the county would be requiring a variance this could be part of the request. Boyd added there is the potential to disallow the infringement but there was not enough information to make that decision. Hagen stated that president had been set by Bobby Martin and the Fish Creek Motel when they had requested continued encroachment on the town right-of-way prior to moving ahead with their project. A few of the members felt it was necessary for the county to have the standard variance come through the Commission. Birmingham will call Rick Brauer to get clarification on the Commission's concerns and report back. *It was moved by Merline and seconded by Coulson to make no recommendation to the town board. Motion carried unanimously.*

Rob Pollman was directed to be at the Town Board meeting on September 2nd.

Scenic Byways resolution: Birmingham stated that the county board would be voting to approve an enabling resolution to participate in the byways program. This resolution has been before the town board twice. Liberty Grove is leading the way into this program to promote tourism. Brian Merkel, Supervisor stated participation in the program would open a separate pool of monies for improvements. A few members felt without a representative in attendance and insufficient time to research the program they were uncomfortable making a recommendation. This being said the positives of the program appear to be: a good marketing tool, option for grant money, primarily in line with how the Commission would want future development to proceed in a responsible way to keep the corridor scenic. It would be considered a negative not to participate. *It was moved by Coulson and seconded by Birmingham to recommend that the town board sign the resolution. Motion carried with Boyd opposed.*

Sustainability: Birmingham stated that the Commission needs to decide when and how to proceed. Merline stated that she has spoken to a number of individuals who are interested in being part of a grass roots group. A number of the individuals are well versed in *The Natural Step* and other critical knowledge bases. Birmingham stated the Commission can convene a task force. In the documentation from Mark Walter the first three steps

were to convene a task force, make a resolution and establish a framework. Merline will contact Mark Walter on the best way to marry the smart growth plan and sustainability as the comprehensive plan is a framework. Coulson stated the task force would be a sub-committee of the Commission. Merline accepted the position of being the commission member on the task force. Merline will contact Mary Anderson about placing a task force interest article in the Advocate. Birmingham recommended finishing the plan renewal then making a concerted effort on sustainability.

Storm water control update: Jauquet, Runquist and Birmingham will meet September 10th and review the corrective action Door County Soil & Water Conservation had suggested. A consensus on a proposal is hoped for to take to Tom Blackwood. Jauquet stated the last e-coli test in the park was “2,000” and the corresponding test results for the beach were beyond what the equipment could measure.

20-year comprehensive plan renewal: Intergovernmental cooperation element, resolution: Birmingham asked the Commission for any recommended changes for the goals and objectives. No changes were noted. Other changes to be made:

- ✚ Strike page 7-3 agreement with Town of Gibraltar and Village of Ephraim sanitary agreement
- ✚ Add Town of Gibraltar Police Department to top ¶ on 7-3
- ✚ Strike road agreement with Peninsula State Park on 7-3
- ✚ Change fire department physical location on 7-2

Discussion on the Door County Comprehensive Plan – Birmingham had scanned the plan and liked the format and could see how the strikeouts would be useful to the Resource Plan Committee. Jauquet would have liked to know the “why’s” of the strikeouts. Birmingham did not see any contradiction to our plan. It was the consensus of the Commission to recommend acceptance of the plan.

20-year comprehensive plan renewal: Implementation element, review: A summary of changes will be e-mailed to the commission. A 5-year review statement should be added to the beginning of the plan. Merline stated that on page 9-7 the recommended policy 1.2h (list of best practices) from the Ag/Natural chapter should be added back in; it had been forgotten.

Committee reports:

- a. Preservation: Nothing to report.
- b. Ground and surface water protection: Nothing to report.
- c. Official map: Nothing to report.
- d. Housing: Nothing to report.
- e. Transportation: Town of Gibraltar had first bike planning meeting 2 weeks ago along with a public input meeting. The next meeting for the steering committee is September 9th.
- f. Education: Nothing to report.

Set next meeting date: The next regular meeting is scheduled for Tuesday, September 29, 2009 at 7:00 p.m. The Comprehensive plan review will be completed on September 29th, a public meeting held in October and presentation to the town board slated for November.

Adjourn: *It was moved by Jauquet and seconded by Coulson to adjourn. Motion carried unanimously and the meeting adjourned at 9:14 p.m.*

Respectfully submitted,

Beth Hagen
Deputy Clerk-Treasurer