

**TOWN OF GIBRALTAR
PLAN COMMISSION
MONDAY, FEBRUARY 12, 2007
6:30 P.M.
GIBRALTAR FIRE DEPARTMENT**

Approved 3/20/07

Call to order: The meeting of the Gibraltar Plan Commission was called to order at 6:35 p.m. by Tom Birmingham, chairman.

Members present: Tom Birmingham, David Boyd, Jim Jauquet and Linda Merline

Members absent: Digger DeGroot

Also present: Bill Schuster of Door County Soil & Water Conservation (DCS&WC), Connie Judd and Lloyd Logerquist

Approve minutes: It was moved by Jauquet and seconded by Boyd to approve the minutes of January 30, 2007 as written. Motion carried unanimously.

Follow-up to the last meeting: Boyd reported that Jim and Andrea Jauquet and Karl Stubenvoll would be attending the Historic Preservation Conference. Linda Merline presented the lighting ordinance at the last Town Board meeting.

Open discussion and correspondence: No correspondence was received. Jauquet will make the March report to the Town Board, as Birmingham will not be available. Boyd will be unavailable during March.

Discussion with William Schuster, Door County Soil & Water Department, re: ground and surface water protection: Birmingham stated that Bill Schuster from Door County Soil & Water was asked to address 3 particular areas:

- How wetlands setbacks greater than 35' could be implemented on a site-specific basis.
- How environmental corridors can be evaluated, designated and protected by rezoning them as natural or conservation areas.
- Advice on stormwater planning.

Bill Schuster stated that Door County has taken all that the state requires in NR 151 for wetlands setbacks and made it department policy: The town could use NR 151 as a template but legal counsel would need to be consulted if the municipality were desirous of using a number other than currently listed. The Department of Natural Resources (DNR) currently has authority in areas with an acre of disturbance.

In June Bill Schuster proposed the idea of a countywide stormwater ordinance. It is currently in discussion at the oversight committee of the Land Conservation Committee. If given the go ahead Schuster stated he would argue for less than an acre but how much less is undetermined. An acre or more is currently under the purview of the DNR. A storm water plan can be a light passive plan up to the large engineered plans.

Regarding environmental corridors on a town level, the areas would need to be done proactively creating a finer map than is currently being used. A multi-disciplined defensible approach would need to be used in creating the parameters of the corridors. Bill Schuster stated he is part of a multi-disciplined natural resource group that is working on a green printing model. The Natural Areas

Group is outside the “system.” Green printing is a rating system that would identify each parcel in the county. Mariah Goode, Mike Grim and the Nature Conservancy are participants in the group. Baylake Regional Planning has been on the edge of the Natural Areas Group discussions. There is a select biased group of stakeholders that support the goal of the green printing project that is defensible by the scientific community. Funding for the green printing project is being sought per Schuster. Bill Schuster will forward the date for the next group meeting. Birmingham will plan on attending to encourage them and the Land Conservation Committee.

Birmingham stated that Robert Florence had suggested that the Town of Gibraltar refine and expand the definition of natural areas. Birmingham and Bill Schuster agreed the responsibility or the initiative lies with the Town.

Birmingham thanked Bill Schuster for coming.

Given the information from Bill Schuster Birmingham queried the commission on direction. There may be movement by the county and for protecting other areas that criteria is being developed. Until criteria is developed it would be best to observe and point out areas that should be protected in our town.

Birmingham stated he did not ask Schuster on how to get going on a stormwater plan commission but will follow up with Schuster. Schuster is working with Sister Bay on a comprehensive plan (stormwater, water and sewer).

Petition for Zoning Amendment – Text Door County Resource Planning Committee Section

3.04(4): Birmingham opened the hearing on the Resource Planning Committee’s petition. No rationale for the change was included with the request. Birmingham stated the change would eliminate the hypothetical lot provision. Commission members did not have any objections to the request, as it would prevent higher density development than is intended.

No testimony was given in favor of the petition.

No testimony was given in opposition to the petition.

No correspondence was received in favor of the petition.

No correspondence was received in opposition of the petition.

It was moved by Merline and seconded by Boyd to recommend to the Town Board that a letter of support be sent to the Resource Planning Committee (RPC) on the Petition for Zoning Amendment – Text Section 3.04(4).

Revised proposal for Historic Character Preservation Ordinance: Birmingham stated the 1995 proposed ordinance was a good document, the boundaries could be changed. The 1995 proposal combined boundaries and creation of a commission which was very specific. The second proposed ordinance is being criticized as not being specific enough. Jauquet stated that he was reluctant to change much other than adding a defined area, almost every objection has been met in the ordinance revisions. Boyd recommended putting something forward that can be acted upon.

The Bernstein study defined 2 areas, Cottage Row and the downtown area. If being true to having the core area it could be defined as Stubenvoll’s to the former Vitts’ house then west to the White Gull Inn and the southern boundary would be the bluff. Birmingham suggested this area for political reasons as well as importing the guidelines starting at page 15 from the 1995 ordinance. An initial district could be created with language enabling the Town Board to expand the district at a later date should they choose to do so. The commission will review the appendix and boundaries at the next meeting.

Committee Reports: Jauquet stated that the Housing sub committee has 2 new members: Don Freix and Kim Jensen from Villagios.

Set next meeting agenda: The next 2 meeting are scheduled for March 20th and April 24th.

Adjourn: It was moved by Boyd and seconded by Birmingham to adjourn. Motion carried unanimously at 8:55 p.m.

Respectfully submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer