

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, APRIL 24, 2007
6:30 P.M.
GIBRALTAR TOWN CENTER**

Approval Pending

Call to order: The meeting of the Gibraltar Plan Commission was called to order at 6:30 p.m. by Tom Birmingham, chairman. Birmingham welcomed Andy Coulson to the Plan Commission; he is filling the DeGroot vacancy.

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

Approve minutes: It was moved by Jauquet and seconded by Boyd to approve the minutes of March 20, 2007 as written. Motion carried unanimously.

Previous meeting follow up: Birmingham will follow-up with Town Chairman Merrell Runquist on the Utilities sub committee vacancies.

Open discussion and correspondence: No correspondence has been received and there were not any items for open discussion.

Petition for Grant of Variance: Ephraim-Gibraltar Airport – Town of Gibraltar-owner

Parcel # 014-02-26312724A Section 3.02(3) 50' setback required from side property line. Birmingham read the petition for grant of variance. Myrvin Somerhalder, Town Board Supervisor and Chairman of the Ephraim-Gibraltar Airport Commission gave the history of the variance request. There are currently other hangars up to the 20' setback that was standard under the previous zoning. Additionally there are 2 hangars to the 20' setback for which a variance had been granted by the Board of Adjustment.

No testimony was given in opposition to the petition.

No correspondence was received in favor of the application.

No correspondence was received in opposition to the application.

Commission discussion yielded that the hardship for the variance was the 1995 change in zoning. The variance would serve to discourage private airstrips, it would serve the public interest, and there are other hangars at the 20' setback from the property line. Future hangar areas can take into account the 50' setback. It was moved by Birmingham and seconded by Jauquet to recommend the Town Board support the petition for grant of variance. Motion carried unanimously.

Petition for Grant of Variance: Gary Lukitach – owner

Parcel # 014-39-0302C Section 3.04 (5)(b)1 may be used as building sites provided that the lot width is at least 50' and that the lot area is at least 7,500 square feet. Birmingham stated that the petitioner is proposing to build a deck/landing off the Santa Fe Shop. The lot is 40' wide and does not meet the minimum square footage requirement.

No testimony was given favor of the petition.

No testimony was given in opposition to the petition.

No correspondence was received in favor of the application.

No correspondence was received in opposition to the application.

Commission discussion yielded issues that included: if the addition of the deck/stairs was for the purpose of a safe exit from the upper floor or to enable the owner to rent out the upper. Rick Brauer of Door County Planning had told Merline that the owner began the project without knowing he would need a variance. The project does meet the setbacks and does not increase density. The hardship as in the previous case was the change in zoning. Birmingham stated that residential use and employee housing is being encouraged in the

commercial center area. Coulson added that the purpose of zoning was not to prevent a stairway but to prevent misuse. It was moved by Merline and seconded by Coulson to recommend that the Town Board send a letter of support to the Board of Adjustment for the petition for grant of variance by Gary Lukitach. Motion carried unanimously.

Jim Blahnik's request for zoning clarification for his property on Chambers Island: Birmingham reminded the Commission and Mr. Blahnik that this is a discussion only item. Jim Blahnik requested zoning clarification on his Chambers Island property as to why it had been rezoned CI Woodland when the surrounding property was classified as Recreational Commercial. Blahnik stated that he has been running a commercial barge service from the property since 1990. Jim Smith, Attorney for Mr. Blahnik stated that it was a case of spot zoning. Birmingham stated that in the planning process he remembered keeping Holy Name Retreat RC but did not remember specific mention of Blahnik's property zoning. Birmingham questioned the rest of the members if they had any other specifics on the mapping. None were mentioned. Hagen was directed to check with Rick Brauer on the process to correct a mapping error and to follow up with Merrell Runquist, Town Chairman.

Charles Kinsey's proposal for rezoning his property on County Hwy. F from CS-5.0 to Light Industrial: Charlie Kinsey stated that for the last 4 years he has been using the building on the premises for storage of boats and trailers and leasing out other portions of the building for storage. Kinsey stated he would like to expand the storage capabilities on the property but the current zoning precludes it. Expanded storage would include freight, cars, timber, dock parts, refrigerators, scaffolding, ladders, lumber and other materials that he does not want to store are his residence. The property is 3.95 acres and is zoned Countryside 5. Kinsey has not spoken to any of the neighbors but wishes to get an idea on how the rezoning would be received. Birmingham stated that one concern would be the neighbors' opinions. Kinsey felt that if he was not allowed to expand his storage facilities at this site he would be need to erect boat storage at the Kinsey property downtown to accommodate his increased business needs. The Chambers Island Marina was cited as the precipitating factor for the needed expansion of his storage business. Merline questioned the other types of uses allowed in Light Industrial and the use of the property if it should change hands. Coulson questioned if the current building could be taken down and a larger structure put up. Kinsey stated it could not be done due to the current zoning. Birmingham recommended that Kinsey check with his neighbors on the change of use. Jauquet state that the commission had previously supported Light Industrial in that area.

Lighting Ordinance: Merline requested the ordinance be returned to the subcommittee for revisions. Birmingham directed that the Town Board concerns and those items from Attorney Dahl be addressed in the revisions.

Community image survey: Birmingham stated that he had made a report to the Town Board on the county project. The project was to identify positive and negative commonalities. More can be done with good examples than poor examples per Birmingham. The commission is to gather photos, preferably on disk for the next meeting.

Committee Reports: Jauquet gave a brief synopsis of the beach study presented the night before by Miller Scientists and Engineers. Birmingham and Boyd will get together and go over the direction the historic sub committee should take on the Historic Character Preservation Ordinance.

Set next meeting date: The next meeting is scheduled for May 22nd.

Adjourn: It was moved by Boyd and seconded by Birmingham to adjourn. Motion carried unanimously at 8:47 p.m.

Respectfully submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer