

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, MAY 22, 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 6:33 p.m. by Tom Birmingham, chairman.

Members present: Tom Birmingham, Jim Jauquet, David Boyd, Linda Merline and Andy Coulson  
Also present: Mitchel Heinrichs and Connie Judd

**Approve minutes:** It was moved by Merline and seconded by Boyd to approve the minutes of April 24, 2007 as written. Motion carried unanimously.

**Open discussion and correspondence:** No correspondence had been received.

**Application for Conditional Use Permit: Mitchel Heinrichs, Parcel #014-01-04302731B Section 2.05 (3)(a) Proposed use: Duplex:** Mitchel Heinrichs described the reasoning for the conversion of the carriage house area to a duplex. It will have a front and rear egress and a third double door between the main dwelling and the carriage house. The bathroom was already included in the original septic plan and not enough waste would be generated by the small kitchen to change the septic requirements already in place. The area is currently zoned Heartland 3.5. Mitchel stated that at present no landscaping has been done but is intended. The duplex will be limited to 1 bedroom. The anticipated completion is this fall. The duplex will be approximately 1200 square feet. The main living area is 4200 square feet.

Birmingham explained how the Commission, Town Board and RPC would look at the request.

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: lighting conditions, long and short term rental questions, parking, visibility from the road and landscaping.

Several classifications allow for duplexes.

It was moved by Boyd and seconded by Coulson to recommend that the Town Board support the petition with the condition that any and all lighting be "Dark Sky" compliant. Motion carried unanimously.

**Community image survey:** The photo survey was reviewed. Birmingham stated that encouraging good development with design standards that could be agreed on. The results will be forwarded to Mariah Goode of the Door County Planning & Zoning Department.

**Committee Reports:** Birmingham spoke to DeGroot and Weddig regarding the status and ending point of the last Facilities & Utilities meeting. Weddig will give a report to the Commission.

Merline stated the lighting ordinance work would continue and be ready for the June agenda. The original historic subcommittee is to continue working on boundaries and design standards with the additional input that was given from Birmingham and Runquist per Boyd. The committee will work toward forming a historic district with recommended (voluntary) standards vs an ordinance.

Jauquet stated the housing committee met May 5 with new member Don Freix in attendance. There was a general feeling of ineffectiveness on the committee's part given the size of the town. Bay Lake Regional could

be brought in to relook at what can be done as a town. Partnerships formed between entities and housing directed more toward workforce housing was noted. Coulson suggested an impact fee of sorts that would be given to a public entity that could manage. Merline suggested partnering financial incentives with people who meet the criteria to make affordable housing a reality.

**Set next meeting date:** The next meeting is scheduled for Tuesday, June 26<sup>th</sup>.

**Adjourn:** It was moved by Jauquet and seconded by Coulson to adjourn. Motion carried unanimously and the meeting ended at 9:04 p.m.

Respectfully submitted,

Beth Hagen, CMC  
Deputy Clerk-Treasurer