

TOWN OF GIBRALTAR PLAN COMMISSION
TUESDAY, JULY 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 6:34 p.m. by Tom Birmingham, chairman.

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

Approve minutes: It was moved by Boyd and seconded by Coulson to approve the minutes of June 26, 2007 as presented. Motion carried unanimously.

Open discussion and correspondence: No correspondence has been received.

Appeal of Conditions to Board of Adjustment: Pauline Johns Tax Parcel # 014-01-15302714A: Birmingham detailed the procedure that would be followed for the hearing. The hearing is limited to the 3 conditions imposed by the Door County Resource Planning Committee in a letter dated June 13, 2007.

The conditions are as follows:

- Condition No. 1. The structure shall be 85' x 200', rather than 100' x 200', which will also decrease the height from 39.5' to approximately 36' in height.
- Condition No. 10. The existing driveway to the north of the residence shall be used only by persons accessing the existing house and barn.
- Condition No. 11. A new, 18' wide driveway shall be constructed halfway between the south wall of the existing house and the southerly property line, to be clearly marked as that which serves the commercial riding stable and which shall provide access to the required parking and turn-around areas.

Testimony in favor: Pauline Johns stated that the line of sight on County A is an issue for the second driveway and the added expense of the second driveway is substantial. Johns showed the Commission a new layout for the existing driveway to the commercial parking area. Birmingham asked what the rationale was by the Resource Planning Committee (RPC) condition for the second driveway. Johns stated she did not know the reason for the requirement. Birmingham questioned the size of the pasture area if the new driveway were put on the southern boundary of the property. Johns stated the proposed new 18' wide driveway would interrupt pasture and cause more traffic danger on County A but did not know what the size of the pasture would be.

Pauline Johns stated that her objection to the reduced width of the building was a safety issue. Johns stated that English and Western disciplines as well as gaming would be much safer if the arena were given the extra width. She stated she felt intimidated at the first meeting and mistakenly agreed to the reduced width. Johns added that the RPC had imposed the balance of the conditions. Johns showed a catalog by "Big Top" the vendor of the fabric building. Her preference would be rounded on the top and more of a straight wall as opposed to curved side which would reduce headroom. The stalls are for boarding or long leasing (15-20 years). The width of the building was reduced to lower the height of the building by 5'. Johns was questioned on the distance from the southern property line to the proposed building. Johns did not know.

Testimony given in opposition: Bruce Blietz stated he is not opposed to horses, barns or country type living and supports the RPC conditions. Blietz stated his background is in community project development. He felt the RPC was trying to aid Mrs. Johns in the project by addressing safety and aesthetic conditions. If it costs more to have a safer situation then it is the responsibility to have it required. Blietz added that given the originally requested height and width would change the character of the community. Blietz cited the Gordon riding arena as aesthetically pleasing and more fitting with the community.

Debbie Klotter stated she has the property to the north. The new drive on the south of the property would be safer because the traffic from Little Marsh Road. Klotter stated the vehicle traffic would need a wider drive as well as the width needed for emergency vehicles especially if Johns is holding events. Klotter stated that Johns had testified at previous hearings of planned events to be held. Klotter stated a narrower building is more appealing and Johns had agreed to the 85' size.

Bev Blietz stated that agricultural use needs to be more accurately defined.

Rebuttal: Pauline Johns stated she would like to listen to a tape of the RPC meeting in regard to emergency vehicles. Aesthetics are a matter of opinion. There is a private riding arena on Little Marsh Road that takes the place of a barn. Johns' proposed arena will have a second floor on the west end of the building for hay storage and spectator viewing of the riders. The second floor would limit the interior lights for light trespass. Merline asked if Johns has contacted the local fire chief regarding safety issues. Johns had not spoken with Chief Stahl. The white exterior allows more light to pass into the facility per Johns. Boyd stated there are many opinions on safety, etc. and questioned if there was anything that would not be able to be done by the reduced size. Johns stated it would not allow the 2 different discipline arenas. Boyd asked of there is a true standard for arenas. Johns did not know of a standard.

Rebuttal from Opposition: Bruce Blietz stated that Johns' specifications are not defined and neither are the materials.

Debbie Klotter stated there is a septic field in the area where Johns is proposing the extension of the original driveway for the commercial use.

Birmingham closed the public portion of the hearing. Birmingham encouraged Pauline Johns to attend the Town Board meeting on Wednesday August 1, 2007 where the Town Board may ask her for testimony.

No correspondence was given in favor of the application.

No correspondence was given in opposition to the application.

Jauquet via e-mail to Birmingham stated condition #1 was negotiated and condition #2 having a dedicated driveway was more desirable.

Merline stated that every project has had safety issues brought up. She encouraged meeting with emergency services (local fire department/1st responders) especially as there could be 100 or more people on the property for events. Merline stated if there had been specifications for the building it would have been helpful.

Boyd stated that there was not enough being presented to overturn the RPC decision but he could understand and appreciate differing positions and economics.

Coulson agreed with Boyd in not overturning the RPC conditions and agreed in safety reasons as the driving reason for the decisions. Coulson was troubled by the lack of accurate plans to argue against the RPC conditions.

Birmingham agreed with commissioners adding that the conditions had been carefully negotiated between neighbors and the balance being RPC determined.

It was moved by Boyd and seconded by Coulson to recommend that the Town Board send its non-support to the Board of Adjustment (BOA) and the BOA deny the appeal of the findings of the RPC in conditions 1, 10 and 11. Motion carried unanimously.

Preservation: Boyd stated the sub committee met last evening with the goal of drawing up boundaries for the historic district and design guidelines to be applied within the area as recommendations as opposed to an ordinance. Connie Judd has joined the sub committee. Boyd stated it is a work in progress. The next meeting is scheduled for August 21st at 7:00 p.m.

Ground and surface water protection: Birmingham reporting for Jauquet stated he had not had time to meet with Merline and Weddig.

Committee reports: Lighting: Merline and Harrington have worked on the changes suggested by Attorney Dahl but are having difficulty in addressing the enforcement issue. Merline has spoken with Becky Kerwin regarding County enforcement; an answer is pending from corporation counsel prior to proceeding. The town's contracted building inspector did not feel it was within their purview to enforce. Housing: No report. Boyd mentioned an article in the Peninsula Pulse as recommended reading.

Set next meeting date: The next meeting is scheduled for August 28th.

Adjourn: It was moved by Coulson and seconded by Boyd to adjourn. Motion carried unanimously and the meeting ended at 8:21 p.m.

Respectfully submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer