

TOWN OF GIBRALTAR PLAN COMMISSION
TUESDAY, AUGUST 28, 2007
6:30 P.M.
GIBRALTAR TOWN CENTER

Call to order: The meeting of the Gibraltar Plan Commission was called to order at 6:31 p.m. by Tom Birmingham, chairman.

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

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

Open discussion and correspondence: No correspondence has been received.

Application for conditional use permit: Steve Diedrick Parcel # 014-02-35312714C:
The application has been withdrawn; the use is allowed as a home occupation per Rick Brauer of Door County Planning.

Preservation: The sub committee met on July 21st. The goal of that meeting was to define boundaries for the preservation district. The outlined district map was presented to the Commission. The rationale and boundaries for the district are as follows:

- combine downtown and Cottage Row
- the Cottage Row boundary is along the base of the bluff
- the southern boundary represents the southern boundary of the parcels that abut Hwy. 42 (in town)
- the water's edge (northern and western boundary)
- south western boundary being the fire break at the hairpin curve
- eastern boundary is the western boundary of Gibraltar School proceeding south across Hwy 42 to the cell tower and Debbie Krause's home. It does not include the Top of the Hill Shops
- the district is formed from the beginning of the hill coming into Fish Creek to the beginning of the hill exiting Fish Creek.

The next task is to create standards of recommended practices within the area. A public hearing would be held on the district once recommended practices are ready for presentation.

Birmingham asked for opinions on the working map as a whole. Jauquet felt it was a good start but reiterated it was the intention to rewrite the focus of the language and pursue a commission. Birmingham stated the goal is that without the threat of law have the town agree on recommended practices and standards.

Ground and surface water protection: Jauquet stated no headway has been made. Jauquet has spoken with Becky Kirwin regarding stormwater and sewer maps. Merline is looking forward to the new digital imagery. Mark Walter of Bay Lakes Regional Planning stated that a town with village powers has the same power as a city to adopt an official map per State statute. Jauquet has a fee schedule from the County. Birmingham stated that Mark Walter should be used as a resource and have the County do the mapping.

Other committee reports: Bike Trail: Birmingham stated there is no progress to report. Mike Manus suggested the town purchasing property on the end of Bluff Street going easterly to the

rear of the Town Center for a bike trail. Additional suggestions include Gibraltar Bluff Road and Juddville Road to avoid the highway. Birmingham will ask if he is interested in joining the committee.

Lighting Ordinance: There is nothing to report per Merline. An answer is pending from Door County Corporation Counsel. Merline stated the lighting ordinance may go the way of the preservation ordinance - a recommended practice.

Housing: Jauquet stated there was nothing new to report.

County Land use map: Jauquet reported the county has developed a land use map. He has been working on verification. County wants each municipality to review and code the map as to the current use of the properties. A property may have several uses. John Fairchild, Steve Sohns, Gerald Kita, Tim Biver and Connie Judd were suggested persons to assist. The map is due on August 29th. Jauquet will contact Sharon Kellner regarding work hours for town office and maintenance staff to get the coding accomplished.

Set next meeting date: The next Planning meeting is scheduled for September 25th at 7:00 p.m. The Preservation Committee will meet Tuesday, October 2nd at 7:00 p.m.

Adjourn: It was moved by Merline and seconded by Boyd to adjourn. Motion carried unanimously and the meeting ended at 7:42 p.m.

Respectfully submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer