

**TOWN OF GIBRALTAR
PLAN COMMISSION
WEDNESDAY, JANUARY 23, 2008
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:12 p.m. by Tom Birmingham, chairman.

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

Approve minutes of last meeting: *It was moved by Jauquet and seconded by Boyd to approve the minutes as amended. Motion carried unanimously.*

Open discussion and correspondence: Dick Skare stated Tim Nyberg of Gallery 42 called him regarding the restrictiveness of the sign ordinance. Birmingham stated that Nyberg could petition for a variance. Outside of a petition or a request by the town board a review of the sign ordinance would exceed the scope of the plan commission. Birmingham added if the Door County Planning had any concerns that they be directed to the town board.

Birmingham reported the Board of Adjustment passed the Fish Creek Motel variance request with a 3/2 vote. Birmingham stated that the corporation counsel determines any potential fines. The project will return with a conditional use request in the near future. Issues to keep in mind with the project's return are safety, parking plan, street side access to public parking, transient use limitation and economic impact to the downtown area.

Coulson reported the Cotter's request went before the Resource Planning Committee. The request was reluctantly approved with conditions pending corporate counsel approval.

No correspondence had been received.

Committee reports: Preservation: Boyd reported website information. A letter is to be formulated to be sent to constituents, property owners, realtors, architects, etc. for dissemination. Wayne Kudick of START will develop some type of recognition to begin in 2008 to reward following the preservation best practices/guidelines. Kudick has been contacted regarding this.

Ground and surface water protection and official map: Nothing to report at this time. Don Freix commented on tree cutting and how it impacts ground and surface water protection. Birmingham stated the county does address escarpment protection. Both Ephraim and Sister Bay have their own zoning. Boyd checked with the state and there is no escarpment protection in place. The DNR controls shoreline regulations.

Lighting: Best practices: Merline stated the town board approved the lighting best practices. They will be added to the town website. A hardcopy form will be available at the town office. Attorney Dahl had a primarily negative response to an ordinance but was favorable to the voluntary best practices. Birmingham thanked Merline and the town board for the good work. The practices would be put in the newsletter, a brochure, a press release format and news for the Fish Creek column or separate article in the Door County Advocate.

Housing: Jauquet stated there was a WHEDA meeting last week. Don Freix stated that Sister Bay is planning affordable and sustainable housing in collaboration with Habitat for Humanity. DCEDC, Lakeshore Cap, USDA and WHEDA were represented. Workforce housing is preferably located where

utilities are available and in close proximity to employers. Employee housing could be a required condition for projects.

Coulson recommended addressing the needs of public transportation for those working in the northern portion of the county as opposed to only focusing on housing aspect. Boyd agreed that transportation or other things to make life better or easier should be addressed.

Implementation goals, 2008: Birmingham reviewed the 2007 goals and achievements. Affordable housing is a work in progress. The plan still calls for affordable housing on Spring Road. Referring to Chapter 9 of the comprehensive plan Merline addressed educational pieces for land use, lighting, and historic best practices to be developed. Long range plans (9.9) call for land acquisition for parks and natural areas. An additional goal of studying the process and funding was suggested. An evaluation of the current and future roads and rights-of-way could also be done (9.20). Making sure that goals were achievable in the designation of lands for future acquisition. Dick Skare stated designation does not mean property would be condemned, it allows time for the idea and potential financing through grants, sinking funds and room tax funds that could be earmarked. Care needs to be taken with potential takings issues when dealing with the official town map.

Chapter 9 is to be updated; accomplished goals are to be recorded on the town's copy in the office.

Planning commission website: Jauquet stated that Sharon Kellner is to be commended for her work on the new website. Jauquet would like to see the housing links relocated onto the homepage. Jauquet also recommended having the commission members listed with a short bio on the planning page along with when the commission meets.

Set next meeting date: The next meeting is scheduled for February 26, 2008 at 7:00 p.m.

Adjourn: *It was moved by Boyd and seconded by Coulson to adjourn. Motion carried unanimously.*
The meeting adjourned at 9:47 p.m.

Respectfully submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer