

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, JULY 28, 2009
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:10 p.m. by Tom Birmingham, chairman.

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

Members absent: Jim Jauquet

Approve minutes of last meeting: *It was moved by Coulson and seconded by Boyd to approve the minutes of June 30, 2009 as corrected. Motion carried unanimously.*

Open discussion and correspondence: No correspondence has been received.

Sustainability: Birmingham welcomed Renny and David Lea. Mrs. Lea presented an overview on sustainability as presented in *The Natural Step for Communities: How Cities and Towns Can Change to Sustainable Practices*. Mrs. Lea stated sustainability requires a paradigm shift in ones thought process.

In the sustainable society,

1. Nature is not subject to increasing concentrations of substances extracted from the earth's crust,
2. Nature is not subject to increasing concentrations of substances produced by society,
3. Nature is not subject to increasing degradation by physical means, and
4. Human needs are met efficiently and equitably.

These system conditions lead to 4 fundamental objectives which could guide all plans and activities of any business, community, etc for generations.

The Natural Step Objectives:

1. Eliminate the contribution to fossil fuel dependence and to wasteful use of metals and minerals taken from the earth.
2. Eliminate dependence upon persistent chemicals and unnecessary use of synthetic substances.
3. Curtail encroachment upon nature by physical means.
4. Meet human needs fairly, justly, efficiently and universally.

All 4 points are given even weight thus being beneficial to the organization and planet as well.

Community involvement can be fostered by:

- ✚ Developing awareness
- ✚ Assessment
- ✚ Envisioning what the community would look like in 20 years if it used sustainable practices
- ✚ Back casting (looking at the future sustainably and then moving back to the present to determine how to get to the envisioned future)
- ✚ Promoting study circles
- ✚ Grass roots support through younger generation
- ✚ Elected officials to consider the process concurrently with the public using study circles

Birmingham thanked Renny and David Lea. This will be an on-going agenda item.

Petition for zoning amendment – text: Liberty Park Development, Inc. Amend section 7.05 (4) (b):

Birmingham read the memorandum from David Sautebin, Senior Zoning Administrator for the Door County Planning Department.RPC zoning text amendment petition. The memorandum detailed the two sets of existing zoning regulations. The Planning Department did not take a position on the text amendment.

The Commission's discussion yielded:

- Current county zoning allows all lots created prior to 1995 access to all roads including the highway. Post 1995 new lots must be served by driveways meeting the driveway spacing requirement. The proposed amendment would guarantee each lot, either a lot existing prior to 1995 or a new lot created after 1995, to have at least one driveway.
- Regulations for driveways onto a highway are a safety issue.
- Developers have a solution single drive/frontage road.
- Disregard for spacing requirements.

It was moved by Boyd and seconded by Merline to recommend that the town not support the petition for zoning amendment – text, Liberty Park Development, Inc., amend section 7.05 (4) (b.) Motion carried unanimously.

20-year comprehensive plan renewal: Land use element, resolution:

Goal 1:

Objective 1.1:

Recommended Policy 1.1b: Done

Recommended Policy 1.1c: Keep in

Recommended Policy 1.1d: Keep in

Objective 1.2: Keep in

Recommended Policy 1.2a: Have language change match. Stepped setbacks.

Recommended Policy 1.2b: Keep in

Recommended Policy 1.2c: Keep in

Recommended Policy 1.2d: Keep in

Objective 1.3: Keep in

Recommended Policy 1.3a: Keep in

Recommended Policy 1.3b: Keep in

Recommended Policy 1.3c: Keep in

Recommended Policy 1.3d: Keep in

Recommended Policy 1.3e: Keep in

Recommended Policy 1.3f: Keep in

Recommended Policy 1.3g: Keep in

Objective 1.4: Keep in

Recommended Policy 1.4a: Change “rezone” to “designate”

Recommended Policy 1.4b: Keep in

Recommended Policy 1.4c: Keep in

Recommended Policy 1.4d: Keep in

Recommended Policy 1.4e: Keep in

Objective 1.5: Keep in

Recommended Policy 1.5a: Keep in

Recommended Policy 1.5b: Keep in

Recommended Policy 1.5c: Keep in

Recommended Policy 1.5d: Keep in

Objective 1.6: Keep in

Recommended Policy 1.6a: Keep in

Recommended Policy 1.6b: Keep in

Recommended Policy 1.6c: Keep in

Objective 1.7: Keep in

Objective 1.8: Keep in

Recommended Policy 1.8a: Keep in

Recommended Policy 1.8b: Keep in

Recommended Policy 1.8c: Keep in

Recommended Policy 1.8d: Keep in

Add 3a: Village Residential changes from 8-18

Intergovernmental cooperation element chapter 7 review: Birmingham stated he found nothing to be changed at this time.

Storm water control: Birmingham stated the Jauquet, Runquist and Birmingham will meet once the results are back from the Watershed Committee. A second test was taken the last Sunday. Merline sent Birmingham information on other chemicals, nutrients and sediments are also in stormwater.

COMMITTEE REPORTS:

- a. Preservation: Nothing to report.
- b. Ground and surface water protection: Birmingham forwarded Ann Miller's email regarding septic testing. Ann Miller will be scheduled to talk with Plan Commission. Email
- c. Official map: Nothing to report.
- d. Housing: Nothing to report.
- e. Transportation: An advisory committee has been chosen will meet with the Bike Federation of Wisconsin representative in early August.
- f. Education: Nothing to report.

Set next meeting date: The next regular meeting is scheduled for Tuesday, August 25, 2009 at 7:00 p.m.

Adjourn: *It was moved by Birmingham and seconded by Boyd to adjourn. Motion carried unanimously and the meeting adjourned at 9:12 p.m.*

Respectfully submitted,

Beth Hagen
Deputy Clerk-Treasurer