

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, SEPTEMBER 29, 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: 00 p.m. by Tom Birmingham, chairman.

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

Approve minutes of last meeting: *It was moved by Jauquet and seconded by Boyd to approve the minutes of August 25, 2009 as presented. Motion carried unanimously.*

Follow up: The town and county boards adopted the scenic byways resolution.

Open discussion and correspondence: No correspondence has been received. Birmingham directed the commission members with expired terms (Birmingham, Jauquet and Coulson) who were interested in continuing to submit letters of interest to the town.

Petition by Bob Pollman for grant of variance on Parcel # 014-39-1201A and 014-39-1203 from the required setback from right-of-way per Door County Zoning Ordinance Section 3.05 (6)(b) for the purpose of constructing a 46.5' X 49' two-story addition with open air dining onto the existing restaurant/bar presently known as the C & C Club: Birmingham described the hearing procedure.

Testimony was given in favor of the petition: Rob Pollman, representing the Pollman Family and Attorney Jim Smith were both present. Rob Pollman gave a brief overview of the project. A portion of the building will be moved back so as not to encroach on the road right of way. With averaging buildings to the west there is a 20.5'a required setback. Per Rick Brauer of Door County Planning no additional parking will be needed. Attorney Smith gave examples of buildings that are to the edge of the right of way citing the character of the neighborhood. Michael Schwantes, Creative Business Brokers, representing Al and Chris Ashley testified in favor of the petition. Alan Ashley stated he had no objection to what is presented. Mitch Larson stated the Pollman's have reinvested in the county.

**No testimony was given in opposition to the petition.
No correspondence was received in support of the petition.
No correspondence was received in opposition of the petition.**

The commission's discussion yielded issues that included:

- ✚ Recommendation the plans include a storm water run-off plan.
- ✚ The setback is similar to many other in the area.
- ✚ Good for the economy of the area.
- ✚ The building is currently non-conforming with an increase of commercial space.
- ✚ No issues with the right of way.
- ✚ Parking and impervious surface ration. Given the reduced dining parking was sufficient.
- ✚ The project is in keeping with the character of the neighborhood.

It was moved by Jauquet and seconded by Merline to recommend the town support the petition with 2 recommendations; an engineered stormwater run-off plan and following the town's lighting guidelines on new lighting installations. Motion carried unanimously.

Rob Pollman was directed to be at the Town Board meeting on October 7th.

20-year comprehensive plan renewal: Implementation, resolution: After initially reviewing the implementation component Birmingham directed Beth Hagen to transpose changes to the implementation schedule. Jauquet had the following recommendations:

- ✚ 9-3 Add “The town has its own inspection service for compliance with Wisconsin State Building Codes and should continue to work with Door County in the enforcement of all applicable zoning.
- ✚ 8-30 Land use map: add the 2007 version from on the website as an addendum.
- ✚ 8-27 Zoning – no changes.
- ✚ 8-23 Keep projections until the second 5 year review when a facilitator can update all the demographics after the census. 2001 visual representation, amended 2007 land use map and the 2020 General Plan Design map.
- ✚ 8-4 Existing comp plan – this is the first comp plan update for the town.
- ✚ 7-2,3 fire department new location, The town of Gibraltar strives to maintain a good relationship with the Gibraltar School district.
- ✚ 6-12 new map of sanitary district boundaries.
- ✚ 6-11 Show new location of Fire Station
- ✚ 6-10 top paragraph eliminate “The town needs office space for the evidence lockers.” Gibraltar is part of the Gibraltar Area School
- ✚ 6-9 Municipal building built in 1990 and expanded since then. Take out last 2 sentences.
Parks and open spaces – eliminate conversion of the garage at Noble house, dockhouse, restrooms
- ✚ 6-7 Location to fire station, eliminate equipment list.
- ✚ 6-6 Cemetery strike “no plots available”
- ✚ 5-18 Last sentence. It is scheduled in 2013.
- ✚ 5-12 Update airport information
- ✚ 5-10 The Door County Chapter of the American Red Cross manages transportation within and without Door County on an on-call basis.
- ✚ 4-16 Public indebtedness – upgrade table if not onerous
- ✚ 4-1 change #8 debt to 12/31/08
- ✚ 3-22 List all agencies on website for housing. Check the county comp plan for additional sources
- ✚ 3-13,14 Leave charts alone add narrative update.
- ✚ 1-11 Jauquet to update language
- ✚ 1-2 Add fifth and successive stages are the updating of the plan every 5 years.

Committee reports:

- a. Sustainability: Nothing to report.
- b. Ground and surface water protection: Jauquet, Birmingham, Runquist and Weddig met at the entrance to Peninsula Park and explained the county recommendation. Runquist was of the opinion that the outfall pipe would not greatly improve the quality of water prior to entering the bay and that efforts would be better focused elsewhere. Jauquet stated from a purist point the water should be treated.
- c. Official map: Jauquet stated bike paths (current and future) and beach expansion should be included on map. Birmingham stated future map changes should be brought to the town chairman prior to the town board.
- d. Housing: Nothing to report.
- e. Transportation: Birmingham stated the bike plan is moving along.
- f. Education: Nothing to report.
- g. Preservation: Nothing to report.

Set next meeting date: The next regular meeting is scheduled for Tuesday, October 27, 2009 at 7:00 p.m. A public hearing on the 5 year comprehensive review will be scheduled for end of November with presentation to the town board in December.

Adjourn: *It was moved by Boyd and seconded by Birmingham to adjourn. Motion carried unanimously and the meeting adjourned at 9:06 p.m.*

Respectfully submitted,

Beth Hagen
Deputy Clerk-Treasurer