

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, JANUARY 12, 2010
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:29 p.m. by Linda Merline, chairman.

Members present: Linda Merline, Andy Coulson, Brian Hackbarth and Tom Blackwood
Merline welcomed Tom Blackwood to the Plan Commission. Merline stated she was saddened to hear of the death of Dr. Boyd who was an invaluable member of the Commission and will be greatly missed.

Approve minutes of last meeting: *It was moved by Hackbarth and seconded by Coulson to approve the minutes of December 15, 2009 as presented. Motion carried unanimously.*

Open discussion and correspondence: No correspondence had been received.

Application for Conditional Use Permit: David Rack Parcel # 014-01-17302722E2, Home Business (Kayak Tours): Merline opened the hearing on Rack's conditional use application. The Commission's charge is to make a recommendation to the town board by weighing the application against zoning requirements and the town's comprehensive plan.

Testimony was given in favor of the application: Bill Rack represented David Rack for the Kayak Tours. He stated a group of 6-8 individuals per trip would meet at the property to sign waivers, change clothes and use the restrooms after which they would be transported by 1 of the 2 biodiesel buses to the kayaking location. The home has 2 restrooms that would be available. A desk and computer will be used for the business in the master bedroom. Tour bookings are primarily done over the internet. Rack is anticipating a maximum of 24 tour participants per day over 2-3 tours. Not all participants are expected to meet at the business; some may go directly to the kayaking site. The kayaks can be stored on the property either in the garage or in a screened area. Parking would be shielded from the roadway.

Dan Christl the current owner of the parcel stated that the property is zoned small estate. Merline stated the application states it is zoned Heartland 3.5. Small Estate zoning does not allow for a home business. Merline stated the application is being considered as presented. Merline directed Hagen to verify the zoning with the county. Christl stated the property is .2 of a mile from other commercial property at the corner of Juddville Road and Highway 42. The recommended business is a "green" business and is a means to support maritime related businesses as directed in the implementation portion of the town's comprehensive plan. The property is over half wooded which helps with screening.

Connie Judd stated support for the conditional use.

No testimony was given in opposition to the application.

**No correspondence has been received in favor of the application.
No correspondence has been received in opposition to the application.**

Discussion yielded issues that included:

- The need for a sanitarian affidavit of flows for home business as septic is based on a single family residence
- Location of the driveway in relation to the property lines
- Definition of a home based business
- No known negative impact on surrounding businesses
- No objection by Gibraltar Fire Chief
- A gentle way to grow the business community
- Concern on fine line between homes being turned into businesses vs. home business in Heartland 3.5 which seems to be more residential than business
- Good visibility
- Lower impact
- Increased traffic and buses
- Increased parking, storage and sanitary use to be regulated by county planning

It was moved by Coulson and seconded by Blackwood to recommend that the town board support the conditional use permit assuming that the zoning is Heartland 3.5 and meets the permit specifications and Door County Planning definitions. Motion carried with Hackbarth opposed.

Merline thanked those in attendance and advised that David Rack or his representative would need to be present at the February 3rd town board meeting.

Town of Gibraltar Bicycle & Pedestrian Plan Draft Recommendation: Merline opened the floor for comments about the plan draft. The following comments/issues were raised:

- The bike path on Spring Road was questioned. Brian Merkel stated that people cannot be directed to go against traffic.
- Connie Judd stated that County Hwy. F should be widened for bike and pedestrian traffic. Merkel stated that the town can recommend that the county widen the highway; the town does not have control over the county highway.
- Merline mentioned the required snow clearing on paths and where responsibility would fall for clearing.
- Brian Merkel stated that funding sources determine the use of “trail or path.”
- Hackbarth stated that lighting is based on state law.

It was moved by Hackbarth and seconded by Coulson to recommend the plan in its entirety to the Gibraltar Town Board. Motion carried unanimously.

Implementation Goals 2010: Merline stated topics already in motion are:

- Stormwater system, continue to move forward with stormsewer mapping.
- Groundwater and private on-site treatment systems. Hackbarth opposed to increasing inspections like Liberty Grove. Merline stated a need to get educated on what currently is in place and status.
- Move forward with sustainability/sustainable municipality
- Official town map

- Parking

Merline asked the members to go over Chapter 9 and highlight priority items. At the next meeting the Commission will come to agreement on list of goals for 2010. Coulson recommended limiting the number of goals so there can be a greater degree of accomplishment by the end of the year. Merline will speak with Chairman Runquist about town board input on priorities. The idea of meeting twice monthly was raised; budgetary constraints precluded the increase in meetings.

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, February 23, 2010 at 7:00 p.m.

Adjourn: *It was moved by Hackbarth and seconded by Blackwood to adjourn. Motion carried unanimously and the meeting adjourned at 9:20 p.m.*

Respectfully submitted,

Beth Hagen
Deputy Clerk-Treasurer