

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, MARCH 23, 2010
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:00 p.m. by Linda Merline, chairman.

Members present: Linda Merline, Andy Coulson, Brian Hackbarth and Britt Unkefer

Members absent: Tom Blackwood

Merline welcomed Britt Unkefer as the Commission's newest member.

Approve minutes of last meeting: *It was moved by Coulson and seconded by Hackbarth to approve the minutes of February 23, 2010 as corrected. Motion carried unanimously.*

Open discussion and correspondence: No correspondence had been received. Merline stated the Rack conditional use permit was approved with conditions by the Resource Plan Committee. The annual meeting is April 13, 2010. Merline reiterated that Town Chairman Merrell Runquist has requested that commission members attend a Door County Board of Adjustment and/or a Resource Plan Committee meeting. On July 21st - 22nd an affordable housing conference will be held in La Crosse. Interested commissioners should contact the town office.

Application for Conditional Use: St. Paul's Lutheran Church # 014-01-17302721B

Merline opened the hearing on St. Paul's Lutheran Church's conditional use application detailing the outline of the hearing.

Testimony was given in favor of the application: Ron Halvorson is representing St. Paul's Lutheran Church. Mr. Halvorson stated there are primarily 3 reasons for the request 1) to increase the size of the narthex 2) to add a ground level handicapped entry 3) to bring restrooms into ADA compliance. The front entrance will be retained on the north and the new entrance will be on the west ground level off the parking lot with a vertical platform lift that will be able to access all levels.

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 include:

- Current asphalt parking lot will accommodate 26 vehicles with a gravel parking lot to accommodate an additional 30 vehicles.
- Septic system size was checked with the Sanitarians Office. An allowance of 2 gallons per attendee was used to determine compliance. The current system met the requirement. Additionally the size of expansion did not warrant an upgrade to the septic system. The system did not show any signs of failure at this time per the Sanitarian's letter.
- Positive to move toward ADA compliance.
- Reasonable request, well thought out and presented.
- Downcast lighting was recommended.

It was moved by Hackbarth and seconded by Coulson to recommend that the town board support the Application for Conditional Use by Paul's Lutheran Church # 014-01-17302721B. Motion carried unanimously.

Merline thanked those in attendance and advised that Mr. Halvorson or another church representative would need to be present at the March 31st town board meeting.

Discussion on Side Yard & Road Setbacks in Downtown Fish Creek: Merline stated topic is for discussion only. This discussion was requested by Town Chairman Merrell Runquist. Tom Birmingham and Jim Jauquet were asked to assist with the discussion as they were present on the Plan Commission when the Village Commercial setbacks were changed. Tom Birmingham stated the County allows a building to be rebuilt in its footprint if destroyed. There is a 10' side yard setback. If property owners were allowed to build to the lot line, there is virtually a zero setback and is cause for safety concerns. There is no area in the county zoning that has a zero setback. If a change in the ordinance were to be implemented it would have to be tied to one of the zoning categories and administered to all properties within that area not a select few. Coulson added that a change would affect the character of the downtown area and the system was working as intended. Jauquet stated that each board must decide what is compelling and felt that the system was working fine. Birmingham concluded stating that as long as boards are willing to consider the character of an area there will be reasonable decisions.

Resolution 2010-01 Adoption of Amendments to the Town of Gibraltar 2020 Comprehensive Plan: *The resolution was introduced and adoption was moved by Hackbarth and seconded by Coulson. The motion for adoption carried unanimously.*

Implementation Goals 2010: Subcommittee reports will begin next month. The goals were reviewed with the following interests noted and actions to be taken:

- Storm water system, continue to move forward with storm sewer cleaning and inspections, studying improvement options, study new flood plain map.
 - Merline interest
 - Unkefer interest
- Groundwater and private on-site treatment systems.
 - Merline interest
 - Chris Olson from the County Sanitarian's office for a status report – April meeting.
 - Expected completion with the current round of inspections.
 - Inspection goals for 2010.
- Move forward with sustainability/sustainable municipality
 - Unkefer interest
 - Coulson and Hackbarth contact with FCCA
 - Sustainability Resolution brought forward by Dick Skare
 - Rob Burke UW-Extension speak on subject
- Official town map: Merline will meet with Jauquet regarding this.
- Parking
 - Coulson interest
 - Assessing the parking situation in Fish Creek and options for visitors and workforce use
 - Explore innovative ideas
- Bike Plan
 - Blackwood and Hackbarth interest
 - Town Board Chairman to determine who will implement plan.

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, April 27, 2010 at 7:00 p.m.

Adjourn: *It was moved by Coulson and seconded by Hackbarth to adjourn. Motion carried unanimously and the meeting adjourned at 8:19 p.m.*

Respectfully Submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer