

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, JUNE 22, 2010
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:03 p.m. by Linda Merline, chairman.

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

Approve minutes of last meeting: *It was moved by Hackbarth and seconded by Unkefer to approve the minutes of May 25, 2010 as amended. Motion carried unanimously.*

Correspondence: No correspondence had been received.

Public Comment: There were no public comments.

Low Speed Vehicle Ordinance: Merline stated as a follow-up to the previous meeting a motion was in order to forward to recommend the town board move forward with the a low speed vehicle ordinance. *It was moved by Hackbarth and seconded by Coulson that the town board pursue such an ordinance. Motion carried unanimously.*

Parking Options for the Village Commercial District: Dick Skare stated that annually the same parking concerns are raised. Skare sees the issue as having short and long term options that could be explored. With discussion and information gathering now a plan could be in place by budget. Short term signage and maps could be used to direct the public to the Town Center parking lot. A longer term option would be to relocate the boat trailer parking lot to the rear portion of the parcel with the front portion upgraded to automobile parking with safety lighting. The new lot could be designated with limited parking time (6 hours) during peak commercial time. Another longer term option would be to explore an “out lot” with a ferrying service into town. Modifying the zoning overlay to reflect the “out lot” and other public lots could be sought. Mitch Larson reiterated the need to maximize the Town Center acreage. Larson cited the use of relaxed parking standards by the Village of Sister Bay and the Village of Egg Harbor.

The commission was in agreement on the boat trailer parking lot modification. An effective parking lot would require: a surveyor to lay out the lot to maximize the number of spaces, approximate costs determined for excavation (Hockers Excavation, Harbor Construction) and other general construction and lighting costs. The Commission will make a recommendation to the town board for a survey at the Town Board Regular meeting in August. Coulson and Skare will work on short term solutions and information gathering to bring back next month.

Design Standards – Formula/Franchise Businesses: Merline stated that the Village of Sister Bay is drafting an ordinance pertaining to formula restaurants; a public hearing will be held July 15th. Tom Birmingham stated he is not for restraining trade but feels it is worth the town’s time to explore the issue and options available. Birmingham recommended concentrating on the use of architecture. Specifically the use of 1 story flat roof boxes should not be allowed in the village commercial district. Supervisor Dick Skare recommended broadening the scope to include all formula businesses not just restaurants. He noted as a positive about the Sister Bay ordinance template that it has been court tested. Unkefer added

that other formula businesses include but not limited to banks, gas stations, restaurants, apparel and jewelry stores. Coulson stated a community has a certain character of unique individually owned and operated businesses and they could be adversely affected by formula businesses. Freeport Maine was cited as having formula businesses that conformed to building requirements. Merline stated that previously the town board was reluctant to have design guidelines. The current guidelines are for height and impervious surface. Birmingham added that historic guidelines were previously opposed but architectural guidelines are a type of branding that could be applied to the village commercial district. The Comprehensive Plan states the town must protect the rural character of the town per Merline. The question then is how to proceed whether it is by ordinance or design standards. *It was moved by Coulson and seconded by Blackwood to have the Town Board give direction to the Plan Commission on the issue of formula businesses. Motion carried with Hackbarth opposed.*

Elevation Map for Flood Plain Review: The office was directed to check the current flood plain map to determine if the Boat Trailer lot and Fish Creek Park were included in the flood plain and follow-up with an elevation survey prior to the July Town Board meeting. If possible ask for a LOMA Application to be put on the July agenda. Currently private business owners are seeking relief with Senator Feingold's assistance which will reduce out of pocket costs for the applications.

It was moved by Unkefer and seconded by Hackbarth to check on flood plain maps to see if Fish Creek Park and the municipal boat trailer parking lot are included. If so hire a surveyor to get an elevation certificate and file a LOMA application. Motion carried unanimously.

Committee Reports:

Surface & Groundwater Protection: Nothing to report at this time.

Future Parking: Covered under agenda item.

Sustainable Gibraltar: Nothing to report at this time.

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, July 13, 2010 at 7:00 p.m.

Adjourn: *It was moved by Hackbarth and seconded by Unkefer to adjourn. Motion carried unanimously and the meeting adjourned at 9:30 p.m.*

Respectfully Submitted,

Beth Hagen, CMC
Deputy Clerk-Treasurer