

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, JULY 13, 2010
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:01 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 Coulson and seconded by Blackwood to approve the minutes of June 22, 2010 as written. Motion carried unanimously.*

Correspondence: No correspondence had been received.

Public Comment: None

Parking Options for the Village Commercial District: Coulson reported there is a sub-committee of Tom Blackwood, Andy Coulson and Dick Skare. It is their conclusion to recommend that the town board have a professional layout done for the municipal parking lot property that would maximize parking while minimizing the tree removal. Boat trailer parking would be relocated to the rear of the property creating a long term plan to maximize the property for parking. This plan would be developed so that it could be implemented in phases. The plan concept would need to be relatively firm prior to seeking a professional planning consultant. Additional recommendations included making use of standardized parking directional signs (blue circle with "P" and arrows) and encouraging business and municipal website and brochure advertisement of the public parking areas. Blackwood recommended strategic placement of signs and removal of ineffective signage along with quantifying what data is known for planning purposes.

The committee will meet and return with recommendations for presentation. Coulson will keep Runquist informed about the plan for the back lot and signage. Scenic Byways restrictions will also need to be investigated.

Rural Character - Design Standards: Merline reported the town board took up the issue and directed the Plan Commission to pursue design standards as opposed to an ordinance against formula businesses. The design standards currently in place are impervious surface maximum 50% and height limitation in addition to the county standards. Roof pitch was excluded in a 2006 request. Roof pitch was a tool to limit square footage. The downtown architectural styles are not consistent with an urban environment. Merline suggested looking at historical district guidelines; even though there are a variety of structures there are similarities. Blackwood stated there are 2 conversations being held on the topic – Freedom of property ownership vs. the branding of Door County and established thriving communities. The conversation will be continued at the next meeting.

Committee Reports:

Chairman's Report: Merline reported that given new information there is no need for the town to proceed with a LOMA application. The town can build with adjustments in the park and municipal parking lot.

Surface & Groundwater Protection: Merline is working to set a meeting with Greg Coulthurst of DCS&WC and Britt Unkefer. There are grant monies available for solutions to stormwater that is in

connection with beaches. Hackbarth recommended pairing the 2013 DOT resurfacing project with sewer improvements. Merline will contact Runquist regarding this.

Future Parking: See agenda item.

Sustainable Gibraltar: A general review of sustainability given.

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, August 24, 2010 at 7:00 p.m.

Adjourn: *It was moved by Hackbarth and seconded by Coulson to adjourn. Motion carried unanimously and the meeting adjourned at 9:17 p.m.*

Respectfully Submitted,

Beth Hagen, CMC WCMC
Deputy Clerk-Treasurer