

**TOWN OF GIBRALTAR PLAN COMMISSION**  
**TUESDAY, DECEMBER 28, 2010**  
**7:00 P.M.**  
**GIBRALTAR TOWN CENTER**

**Call to order:** The regular meeting of the Gibraltar Plan Commission was called to order at 7:04 p.m. by Linda Merline, chairman.

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

**Approve minutes of last meeting:** *It was moved by Hackbarth and seconded by Blackwood to approve the minutes of November 30, 2010 as written. Motion carried unanimously.*

**Public Comment:** None

**Application for Conditional Use Permit, Marise Redmann # 014-14-0005 Massage Therapy Spa:**  
Merline detailed the procedures for the hearing. Merline stated that the Redmanns are asking to convert a hotel room to a massage therapy room.

Testimony was given in favor of the petition: Ken Smith stated he is in favor of the application.

No testimony was given in opposition to the petition.

No correspondence was received in support.

No correspondence was received in opposition to the petition.

The Commission's discussion yielded issues that included:

- A positive as this is already located in an existing business.
- Expansion of business opportunity in the municipality.
- No downside to the request.

*It was moved by Hackbarth and seconded by Unkefer to recommend that the Town Board support the application for conditional use permit, Marise Redmann #014-14-00005 Massage Therapy Spa. Motion carried unanimously.*

**Petition for Zoning Text Amendments Door County Resource Planning Committee**

**Section 7.02(4), Chapters 2, - 8 and 13:** Merline stated there was no one in attendance from the County to introduce the text amendments. Door County Planning and Zoning Department has had a few meetings addressing the text amendments scheduled over the last month and extending into January. The Commission's discussion yielded the following points, questions and concerns.

Conservation subdivisions:

- Why are the conservation subdivisions not allowed in mixed commercial and/or general commercial?
- *Why 10,000?*
- Why restrict agricultural buildings within the subdivision vs keeping permitted?
- Limiting factor of preserved open space in regard to escarpment, ridge, swale, floodplain, dune and drumlin areas.
- Accuracy of the floodplains is of concern.
- Not opposed to being an over the counter permit.

Secondary dwelling units:

- Multiple occupancy development definition why the change?
- Why was the sentence deleted?

SF10 District:

- Hackbarth did not find anything in opposition.
- An option toward attainable housing.
- Why the 3.08 change from 26' to 28' in height?

Proposed text amendment to 7.02(4):

- Flexibility
- Relaxing the parking

Ask for answers and ask also for Becky Kirwan or Mariah Goode to attend.

*It was moved by Hackbarth and seconded by Unkefer to table until the next meeting. Motion carried unanimously.*

**Gibraltar Public Power Utility Proposal:** Hackbarth gave out a handout on WPPI. The City of Plymouth had a reverse feasibility study done showing the utility having a value of \$22,000,000. Three municipalities have recently tried to make the change to municipally owned power utility: Kohler, Oneida and the City of Racine. Kohler failed due to political will. The largest hurdle is the existing utility provider. The average time for a change over is 3-4 years. This is an all or nothing proposition unlike sanitary districts.

To move forward the town attorney would do a legal review and an engineer would need to do a feasibility study. The cost for a feasibility study can range from \$5,000 - \$30,000.

*It was moved by Blackwood and seconded by Unkefer to have the same presentation made to the Town Board. Motion carried unanimously.*

**2011 Goals:** Merline opened the discussion for 2011 goals. Unkefer will work on housing. Merline stated that our means of increasing attainable housing is to partner with Habitat. Education about our specific wetlands within our community is one means toward preserving and protecting wetlands. It will raise awareness about the wetlands. This education piece can be done with guest speakers, newsletters, information sheets and the town website. Stormwater runoff into the bay and other surface waters in the town can also have education pieces done through the same means as wetland information. The official maps will be reviewed in January or February by Jim Jauquet. Coulson is moving forward with the town board in January on public parking. The following is a list of goals to be worked on in 2011 which will be presented to the town board in February.

- Surface and Groundwater
- Sustainable Gibraltar – Invite Rob Burke and invite FCCA board to attend as well.
- Official maps
- Public Parking
- Housing
- Public Power

### **Committee Reports:**

Updates on Parks & Lands and Bike Path: Hackbarth stated that work on the bike path and sidewalk extension as well as a multi modal path continues.

Surface & Groundwater Protection: Merline reported the storm sewers have been filmed and copies have gone to the town.

Sustainable Gibraltar: Nothing to report.

**Set the Next Meeting Date:** The next scheduled regular meeting is January 25, 2011. Coulson will not be able to attend.

**Adjourn:** *It was moved by Hackbarth and seconded by Unkefer to adjourn. Motion carried unanimously and the meeting adjourned at 10:00 p.m.*

Respectfully Submitted,

Beth Hagen  
Deputy Clerk-Treasurer