

**TOWN OF GIBRALTAR PLAN COMMISSION**  
**TUESDAY, JANUARY 25, 2011**  
**7:00 P.M.**  
**GIBRALTAR TOWN CENTER**

**Call to order:** The regular meeting of the Gibraltar Plan Commission was called to order at 7:02 p.m. by Linda Merline, chairman.

Members present: Linda Merline, 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 December 28, 2010 as amended. Motion carried unanimously.*

**Public Comment:** None.

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

**Section 7.02(4), Chapters 2, - 8 and 13:** The questions and subsequent answers submitted to County Planning were reviewed. Hackbarth also spoke with Becky Kirwan of Planning regarding his concerns. Conservation Subdivisions: The 10,000 sf lot size was chosen to be consistent with NR115 regulations. It makes sense along the shoreline and easier to administer but questionable for interior properties. Answers on agricultural buildings were inconsistent (6.03, 6.04(1)(c)). Mandating the use of floodplain maps is problematic. The intent and substance of the amendment is good but the details need to be reworked. *It was moved by Hackbarth and seconded by Unkefer to recommend that the Town Board not support the Conservation Subdivision Text Amendment as presented. Motion carried unanimously.*

Secondary Dwelling Units: As a question of clarification County Planning stated that duplexes were not going to be interpreted as MODs. The Commission felt that the status of duplexes needs to be clarified. *It was moved by Hackbarth and seconded by Blackwood to recommend the Town Board support the text amendment for Secondary Dwelling Units provided that duplexes which meet the requirements are allowed. Motion carried unanimously.*

SF10 District: The Commission was not able to determine how the height change would affect construction. It was noted that many lots within our community fall within the "lots less than 90' wide" category. It was noted that our overlay is less restrictive on this point. *It was moved by Unkefer and seconded by Hackbarth to recommend that the Town Board not support the text amendment for SF10 Districts due to the height provisions of 3.08. Motion carried unanimously.*

Proposed Text Amendments to 7.02(4): *It was moved by Blackwood and seconded by Unkefer to recommend that the Town Board support the proposed text amendments to 7.02(4). Motion carried unanimously.*

**Review of Town Maps:** Jim Jauquet reviewed the maps on the Gibraltar website. Jauquet recommended updating the maps annually through Door County Planning and Zoning. A map of municipal roads is needed. A link to the comprehensive plan on the mapping page could be beneficial. Merline thanked Jauquet for his work on the town maps.

**Committee Reports:**

Updates on Parks & Lands and Bike Path: Hackbarth met with Joel and Mary Ann Blahnik; the Chambers Island Lighthouse property has been incorporated into the Parks & Lands Committee.

Surface & Groundwater Protection: Nothing to report.

Sustainable Gibraltar: Merline is waiting for a response from Rob Burke.

Public Parking: Nothing to report.

Attainable Housing: Nothing to report.

Maps: See review of town maps.

**Set the Next Meeting Date:** The next scheduled regular meeting is February 22, 2011. Blackwood will not be in attendance.

**Adjourn:** *It was moved by Hackbarth and seconded by Blackwood to adjourn. Motion carried unanimously and the meeting adjourned at 8:45 p.m.*

Respectfully Submitted,

Beth Hagen  
Clerk