

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, APRIL 26, 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 Merlin, Britt Unkefer, Andy Coulson
Members Absent: Tom Blackwood, Brian Hackbarth

Approve minutes of last meeting: *It was moved by Britt Unkefer and seconded by Andy Coulson to approve the minutes of February 22, 2011. Motion carried unanimously*

Public Comment: None at this time.

Petition for Zoning Amendment-Map: Charles Pelletier, Rezone 15' Strip of Parcel #014-02-27312732A. From Heartland 3.5 Zoning District to General Commercial
Merline outlined the procedure for the hearing.

Testimony was given in favor of the petition: Charles Pelletier stated that it would be an "exchange of property" with the Boeck property. Mr. Pelletier would get a 15' strip on the West side of the Boeck property and the English Inn would get the other 15'.

Testimony was given in opposition to the petition: Ken Harington stated that his opposition was due to additional impervious surfaces.

Correspondence was given in favor of petition: None

Correspondence was given in opposition to petition: None

Rebuttal: Mr. Pelletier restated that he would like to have a separate driveway to this parcel. Mr. Pelletier also stated that according to the map at Door County Planning the driveway would not cross any wetlands.

Mr. Harington stated that the wetland protrudes into that property.

Discussion yielded issues that include:

- Was the existing district do to a mistake in the mapping process? Mr. Brauer, at the Door County Planning Department, felt the 15' strip was overlooked. All other adjacent properties are zoned general commercial.
- Have circumstances changed on this property or around this property since the original zoning designation: Yes the other properties have been rezoned to general commercial
- How are the adjacent properties zoned and used: They are general commercial
- Is the land-area in question large or small: Small
- Would the new zoning fit the official plan guidelines for the property or is the existing zoning a better fit: The comprehensive plan shows that section of the highway to be general commercial.
- Is the request simply to benefit one property owner or a small group of property owners: Arguments could be made both in favor and opposition for the petition.

- Is there an overriding public good to be gained by rezoning the property or the reverse an overriding public good to be gained by not rezoning the property: arguments could be made both in favor and opposition

Merline stated that in the long run the property would be used for the purpose that it is zoned for, general commercial.

Coulson stated that the real issue is environmental concern.

It was moved by Andy Coulson and seconded by Britt Unkefer to recommend to the Gibraltar Town Board that it support Charles Pelletier's petition for rezoning the 15' of Parcel #014-02-27312732A from Heartland 3.5 Zoning District to General Commercial. Motion carried unanimously.

Committee Reports:

Parks & Lands and Bike Path: None at this time

Surface and Groundwater Protection: None at this time

Sustainable Gibraltar: None at this time

Public Parking: Beth Hagen stated that she is working on the signs.

Attainable Housing: Britt Unkefer reported that he started talking with builders and their concerns with cost for building attainable housing.

Maps: None at this time

Chair: Linda Merline reported that at the Annual town meeting nothing was specific to the Planning Commission.

Set the Next Meeting Date: The next scheduled regular meeting is May 24, 2011.

Adjourn: *It was moved by Britt Unkefer and seconded by Andy Coulson to adjourn. Motion carried unanimously and the meeting adjourned at 8:08 p.m.*

Respectfully Submitted,

Julia Maskell
Deputy Clerk-Treasurer