

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, JULY 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 7:06 p.m. by Linda Merline, chairman.

Members present: Linda Merline, Andy Coulson, Tom Blackwood.  
Brian Hackbarth arrived at 7:12  
Members Absent: Britt Unkefer

**Approval of minutes:** *It was moved by Coulson and seconded by Blackwood to approve the minutes from June 28, 2011 as amended. Motion carried unanimously.*

**Public Comment:** Dick Skare spoke about his research on Town of Gibraltar Municipal Water access.

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

**Chapter 7, Parking, Loading, and Access Requirements:** 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.

Testimony was given in favor of the petition: Dick Skare stated that he was in favor of the petition. Skare stated that he wished that the petition was a little more aggressive. However, in general he was in favor of this petition.

No testimony was given in opposition of the petition.

No correspondence was received in support

Nor correspondence was received in opposition.

The Commission's discussion yielded issues that included:

- Coulson's argument was that parking does not belong to private businesses it belongs to everyone. He wanted a better explanation from the RPC before supporting this petition. Coulson also stated that if parking was cut in half then the remaining parking spaces will be for staff not for visitors.
- Hackbarth stated that most of the businesses in downtown Fish Creek have been grandfathered into the Parking standards currently established.
- Merline's argument was that Fish Creek has a certain amount of parking spaces. We can expand our businesses but where are these people going to park? If we relax the standard it does not change the parking situation. We still only have a certain amount of parking spaces.
- Blackwood agreed with Coulson and stated that we need more parking spaces and that this petition does not alleviate this issue.

It was moved by Hackbarth to recommend the Gibraltar Town Board support a modified version of the petition that includes parking space requirements in core areas for all uses except residential, marinas, and public boat launches may be reduced by 50% and parking area surfacing requirements in core and non-core areas shall be decreased to 75% and 50%,

respectively, but oppose uses with municipal on-street parking spaces to credit those spaces toward their required number of off-street parking spaces. Motion failed for lack of a second.

*It was moved by Coulson and seconded by Blackwood to recommend the Gibraltar Town Board support a modified version of the petition that includes parking area surfacing requirements in core and non-core areas shall be decreased to 75% and 50%, respectively, but oppose uses with municipal on-street parking spaces to credit those spaces toward their required number of off-street parking spaces and parking space requirements in core areas for all uses except residential, marinas, and public boat launches may be reduced by 50%. Motion carries 3 in favor and Hackbarth opposed.*

**Petition for Zoning Text Amendments Door County Resource Planning Committee Chapters 3 and 13, in order to allow for the establishment of alleys:** Merline detailed the procedures for the hearing.

No testimony was given in favor of the petition.

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 the following points, questions and concerns:

- Hackbarth questioned the need for a maximum of 600 feet.
- Blackwood stated that he would like the Commission to stand mute because it does not apply to our town.
- Coulson stated that it would be a good idea for the future.

*It was moved by Hackbarth and seconded by Blackwood to recommend the Gibraltar Town Board support the petition for a text amendment Door County RPC Chapters 3 and 13, in order to allow for the establishment of alleys. Motion carries unanimously.*

**Petition for Zoning Amendment Door County Resource Planning Committee Amendment to the Door County Land Division Ordinance:** Merline detailed the procedures for the hearing.

No testimony was given in favor of the petition.

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 the following points, questions and concerns:

- Blackwood said he would agree with the purpose and intent of this ordinance.
- Coulson stated that in essence it was a "clean-up amendment".

*It was moved by Coulson and seconded by Blackwood to recommend the Gibraltar Town Board support the petition for zoning amendment Door County RPC amendment to the Door County Land Division Ordinance.*

Hackbarth stated that he would need to read the ordinance more thorough to make a decision.

*Motion carries 3 in favor and Hackbarth opposed (due to lack of reading the ordinance beforehand).*

## **Committee Reports:**

Chair Report: Merline reported that she went to the Board of Adjustment Meeting for the Miller variance. The Board of Adjustment supported the Town Boards recommendation to support the variance in its entirety.

Maps: Nothing to report.

Updates on Parks & Lands and Bike Path: Nothing to report.

Public Power: Hackbarth reported that he is waiting to speak with the Town Chair in order to move forward with this project.

Surface & Groundwater Protection: Merline reported that they have not had the chance to meet with the DNR. She also reported that she would like to look into adding the environmental drainage stencil for the storm sewer, due to be replaced with the Highway 42 resurfacing project.

Public Parking: Coulson reported that he received two more bids for the parking expansion. He stated that he needs to speak with Hagen to see if the bids are indeed RFP's.

Attainable Housing: Nothing to report.

**Set the Next Meeting Date:** The next regular meeting is scheduled for Tuesday, August 23, 2011.

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

Respectfully submitted,

Julia Maskell  
Deputy Clerk-Treasurer