

**TOWN OF GIBRALTAR PLAN COMMISSION
TUESDAY, FEBRUARY 28, 2012
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:03 p.m. by Linda Merline, chairman.

Roll Call/Quorum: Merline stated that a quorum of the Commission was present.
Members present: Linda Merline, Brian Hackbarth, Britt Unkefer, Andy Coulson and Tom Blackwood
Members absent: None

Proper Notice/Adopt Agenda: Merline confirmed the agenda had been properly noticed. *It was moved by Hackbarth, seconded by Blackwood to adopt the agenda as posted. Motion carried.*

Approve minutes of last meeting: *It was moved by Hackbarth, seconded by Merline to approve the minutes of January 24, 2012 as amended. Motion carried.*

Petition for Zoning Text Amendments – Resource Planning Committee: Merline reported on the meeting tomorrow (Wed. Feb 29) to discuss the Petition for Zoning Text Amendments. The intention of tonight's hearing is to be prepared for tomorrow's meeting. Coulson questions purpose of tonight's meeting needing to be in "hearing" format. Hackbarth explains legality. Merline agrees with public hearing purpose (see intro remarks) to gather testimony. Most of the text amendments are clean-up amendments; but some have more significant changes. Hackbarth points out that the new proposals are overshadowed by the "cleanup". He has been in contact with Brauer, Mariah & Becky.

See attached text amendments comments/questions on each as follows:

TA #1: no concern-looks like an oversight

TA #2: "averaging" is often used in sloped roof situations - ask for explanation on pre-construction vs. finished. Coulson stated it looks like the rephrasing are both averages. Hackbarth said it adds more gray-area.

TA #3: Hackbarth addresses the need or want to require landscape buffer in VC? Change in 3.10(2)a. Unkefer explains the need to protect residential neighbors. Hackbarth suggests change VC to mixed use and wants to address that there becomes very little difference between "commercial center" and "village commercial"

TA #4: Question to be asked tomorrow - what is sub.(4)

TA #5: more specific – no question

TA #6: Merline explains lots are primarily small. Unkefer questions the removal of limiting number of buildings. Merline states, the amendment emphasizes square footage and explains that one can't build a garage bigger than your house. Hackbarth states, "there must have been a concern in the past about how many buildings per lot, garden sheds etc. He has no objection but concerned about other community members. Question for tomorrow – Why the change

TA #7: Discussion regarding the differentiation between general agriculture and industrial agriculture and the need to differentiate. TOG currently only has a few general agriculture properties. This amendment really doesn't affect TOG, but will question tomorrow.

TA #8: Hackbarth/ Merline question purpose for deleting reference.

TA #9: Question: How many dwellings are permitted? Needs further explanation

TA #10: Needs further explanation

TA #11: This is a significant change with nothing in the definition and needs further explanation? This TA proposes that 10 nonconforming lots will become 1 parcel, with limited variances. The selling of these nonconforming adjoining lots would become difficult. Merline: will question definition of "lot"

TA #12: No concern

TA #13: Discussion regarding fractional dwelling unit. No concern

TA #14: No Concern

TA #15: A lot of concerns regarding this text amendment. It is proposed that a fine art venue could be allowed into heartland neighborhoods. Coulson suggests, they wouldn't have to be students, what about including non-profit. Merline addresses the desire to not inhibit economic growth; zoning is trying to accommodate these types of venues. Hackbarth would prefer if they were limited to specific zoning districts and proposes to eliminate heartland. Unkefer asks if this works with the comprehensive plan and who polices the conditional use permit? Concerns/ questions for tomorrow's meeting: a better definition of a "fine art venue" needs to be refined; possibly one that is not so inclusive. Why the need for onsite lodging/meals? Address that a large commercial business could be developed in non-commercial zones. *(Note: bring up zoning map on projector at the next meeting.)*

TA #16: Discussion ensues regarding the need for a separate category regarding community commercial kitchens and the differentiation between a community commercial kitchen and a restaurant. It is noted that restaurants already do this. Hackbarth addresses that community commercial kitchen with a retail license creates issues. The vague wording of the text amendment creates loopholes; such as: catering companies could use community commercial kitchens to compete against restaurants; health, safety and licensing concerns. Suggestions for revision: a definition of a "work station" to address parking, emphasize "food processing" for retail purposes - no catering/deli; possibly limit time at the facility, so no one could monopolize the facility. Coulson: not opposed to small retail in front. Hackbarth asks, do we want to delete the overlay regarding veg./cheese processing plants or refine? Unkefer and Hackbarth prefer to refine and research.

TA #17: No concern

TA #18: Question/ concern: why strike out D on page 20 regarding written requests
It was moved by Hackbarth, seconded by Unkefer to table discussion. Motion carried at 9:38 pm.

Committee Reports:

Chair: Merline- The County meeting tomorrow night will be very productive and worthwhile. Town Board gave permission to proceed with well testing. On the next agenda, we need to look at how we want our advertising worded. Need copy of board minutes.

Maps: Nothing to report.

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

Public Power: Hackbarth Power presentation last week, well attended. This was only an informational meeting about concept.

Surface & Groundwater Protection: Nothing to report

Public Parking: Coulson-Mike Parent sent a plan and would like to be on next month's agenda

Attainable Housing: Nothing to report

Sustainable Gibraltar: Merline- might want to look at water testing

Public Comment: None

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, March 20, 2012.

Adjourn: *It was moved by Coulson and seconded by Blackwood to adjourn. Motion carried and the meeting adjourned at 9:46 p.m.*

Respectfully Submitted,

Kelly Murre
Administrative Assistant