

Approved: June 25, 2013

**TOWN OF GIBRALTAR
PLAN COMMISSION
WEDNESDAY, MAY 29, 2013
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:05 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, Tom Blackwood and Tom Young. Brit Unkefer absent.

Proper Notice/Adopt Agenda: Merline confirmed the agenda had been properly noticed.
Motion: (Hackbarth/Blackwood) to adopt the agenda as posted. Carried.

Approve minutes of previous meeting: *Motion: (Hackbarth/Young) to approve the minutes of April 24, 2013 as amended. Carried.*

Public Comment: None

Application for Conditional Use Permit – Michael Servais (Parcel #014-02-32312711B) – Duplex: Mr. Servais has proposes to build a duplex on the lot at 4019 Evergreen Rd. Duplexes are a conditional use in the Village Commercial district.

Merline opened the hearing and explained the procedures.

Testimony in Support: Servais described his request to build a home/duplex for vacation rental, along with site and floor plans. He provided height comparisons within the neighborhood. The parking in front will be paved with either pavers or blacktop. He described his intentions for trees and landscaping.

Testimony in Opposition: None

Correspondence Received In Support:
Mr. Servais presented 16 letters in support.

Correspondence Received in Opposition:
Email was received from Tim & Lynn Morgan – 4009 Evergreen Rd.

Rebuttal

In Support: None
In Opposition: None

Melrine closed the public hearing.

The Commission discussed the petition: A 20 ft height restriction is unusual since the Town has a 28ft overlay. He should be allowed the same height as everyone else in Town. Servais stated that he would most likely be coming back to the Town with variance requests and stated the parking plan could be made

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more aesthetically appealing. Merline stated concerns regarding drainage, due to the small size of the lot. Servais stated he has been working with Meissner Landscaping to address some of those concerns.

Motion: (Hackbarth/Young) to recommend support of the petition as presented for the duplex; without the County imposing any further height restrictions beyond the standard, which is allowable in the Town of Gibraltar. Carried.

Review Door County Planning's Recommendations of the Petition for Miniature Golf: Mariah sent back 2 options for review regarding the miniature golf text amendment.

Option #1 - the Town revises the amendments with a few corrections that will still be sent to the other Towns for review.

Option #2 - the Town create an amendment to the Gibraltar table of principal uses only (s. 2.05(3)(b)), placing a "C" (indicating conditional use permit) in the Village Commercial column in the "amusement park" row, with a footnote next to the C. (Need to determine if the footnote will also apply to the General Commercial district). The footnote would read something along the lines of: "Amusement parks shall be limited to miniature golf courses only." No further amendments or definitions would be required, and no review or approval by the other towns would be necessary.

The Commission discussed that Option #2 is the easier route, but feel that Option #1 is really the intent of the petition. Other towns may also be interested to have miniature golf as its own definition. Hackbarth doesn't think the other Towns will organize against this petition and has concerns of how the County could interpret the footnote. There still isn't a definition for miniature golf.

Make Recommendation to the Town Board on the Revised Petition for Miniature Golf:

Motion: (Hackbarth/ Young) to revise the definition, using Option 1 with amendments. Young and Hackbarth in favor, Merline & Blackwood opposed. Tie Vote, Motion Fails.

Motion: (Young/Blackwood) to recommend to the Town Board that they move forward with option #2. Amended to include that the County create a definition for miniature golf and that the Gibraltar Table of Principal Uses include a "C" and footnote in Amusement Park indicating that Amusement Parks shall be limited to Miniature Golf Courses only, applies to Village Commercial only and will not affect General Commercial. Carried, Hackbarth opposed because he feels Option #1 is the better option.

Discuss Side-Yard Setbacks in Village Commercial: Merline spoke with Rick Brauer. He presented 3 options for consideration, 1) Keep it the same, support or not support each petition for variance based on its own circumstances and merits. 2) Allow everyone to build their principle structure to the 10 ft setback and then add appurtenances to 5 ft. 3) Only allow existing buildings built before a certain date to add appurtenances to 5 ft. Could request to reduce the setback. The Commission has discussed this in the past and the Plan Commission chose to keep it the same. The option for appurtenances was not discussed. If the setbacks are changed to 5 ft, that would affect the entire town up to the YMCA that is zoned Village Commercial. The "uptown" area would be affected differently than the "downtown". There are many variances in type of buildings in the Town. The Comprehensive Plan is to protect the rural character of the Town. Whatever the decision, everyone should be treated the same.

Motion: (Young/ Hackbarth) to table for more information until the June meeting. Carried.

Welcome FAQs Packet: The Commission reviewed the draft of the Brochure, made some adjustments and requests a new draft be approved by Merline and forwarded to the FCCA.

Committee Reports:

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Chair: Still working on the maps. Not ready at this point to bring back to the Planning Commission.

Updates on Parks & Lands/Bike Path:

Surface & Groundwater Protection: The Fish Creek watershed group met and discussed possibly merging with the DNR's Wave group. The next water test will be June 5, and submitted through the DNR program. Hackbarth reported that Parks and Lands completed the masonry work at the Sunset Beach Wall. The Committee is also looking at a water drainage plan at the end of the road.

Attainable Housing: The group is currently working on raising funds. There is a gentleman moving forward on potential 8-plex in the Township that would be an over-the-counter permit.

Public Comment: None

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, May 25, 2013 at 7:00 pm.

Adjourn: *Motion: (Young/Hackbarth) to adjourn at 9:25 pm. Carried.*

Respectfully Submitted,

Kelly Murre
Deputy Clerk