

Approved: July 23, 2013

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, JUNE 25, 2013
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:10 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: (Young/Hackbarth) to adopt the agenda as posted. Carried.*

Approve minutes of previous meeting: *Motion: (Hackbarth/Blackwood) to approve the minutes of May 29, 2013 as written. Carried.*

Public Comment: Christy Weber, spoke in support of a 5ft setback in the downtown area.

Appeal of Application for Conditional Use Permit: Krause/Unity Holdings – Parcel #014-39-1304A, proposed use - Moped Rentals:

The Commission received an appeal packet for the Krause/Unity Holdings Conditional Use. The Commission is to rehear the application and make a recommendation to the Gibraltar Town Board. Paul Krause has applied for the proposed use of moped rentals on his property located at 4158 Main Street.

Merline opened the hearing and explained the procedures.

Testimony in Support: Eric Lundquist, 10808 N. Bayshore Dr. Sister Bay – Has a contract for the parking lot adjacent to Krause, is in neither opposition, nor support.

Testimony in Opposition: A letter was presented from the Attorneys Wanezek and Jaekels. Christy Weber, 311 Pennsylvania St. Sturgeon Bay/ Bayside Tavern: submitted a petition signed by locals also opposed. She stated her parents own Bayside tavern and that her sister ran a moped rental operation in the early 80s. She closed the business due to injuries and liabilities. She stated, Pete Parsons also had a similar experience. The exit from the driveway and the gravel make it very dangerous and unsafe. Heavy congested and pedestrian traffic on the other end of the driveway would also be very dangerous. Deborah Malzahn-MacDonald, 4887 Hwy 57 Sturgeon Bay (owner of Wink swimwear): Read a letter into the record from herself and Charlotte Iverson (Blue Ivy) stating concerns regarding safety, congestion and the general disrepair of the alley. The alley is a blind alley and is utilized for employee parking. Mary Becker, PO 158 Fish creek, WI – Works at the Bayside, also stated concerns regarding safety Elaine MacDonald, 9290 Gibraltar Bluff Rd. co-owner of Bayside: also opposed and concerned about congestion and safety. Stated concerns about children and families in the alley. She also stated that Krause still doesn't have an easement for the driveway. The driveway is in disrepair and is partly responsible to repair, but hasn't because other owners are not assisting. The current easement to Main St. is under the conditions that the property use remain the same as it was, when written. Barb McKesson – Very concerned about safety on Main St.

Approved: July 23, 2013

Marilyn Gardner – also concerned about safety. Thinks it is a terrible idea to bring small motorized vehicles into that area. She also discussed the well agreement that Krause has with the Skoggs and the fact that it is a shared well. Krause would lose his access should the property use change. The gasoline tanks would be stored 6 feet from the well and stated concerns regarding spillage. She pointed out that the current site plan doesn't show the location of the propane tank in relation to moped and fuel storage. Jennifer Thompson, Baileys Harbor (owner of Harbor Wear) – Stated safety concerns regarding traffic and congestion on Main St. The road isn't wide enough to accommodate bicyclists and motor vehicles.

Correspondence received in Support: None

Correspondence received in Opposition: Yes, received from Jim and Andrea Jauquet

Rebuttal

In Support: None

In Opposition: None

Merline Closed the hearing.

The Plan Commission discussed the petition.

Motion: (Hackbarth/Blackwood) to recommend to the Town Board to not support the petition, due to the fact that the petitioner is not present. Carried, Young opposed.

Welcome FAQs Packet: The committee discussed the brochure, Tom Young will bring this to the Civic association at their next meeting.

Committee Reports:

Chair: Merline received the revised Parks and Recreational Map with the inset of the downtown area that shows the Parks more clearly. She invited Mariah Goode to the August meeting to discuss all of the maps.

Updates on Parks & Lands/Bike Path: Parks and Lands have been working on the water runoff at Sunset Park. Currently meeting with landscapers to create a plan to correct the issues. Beth has been working on CMAQ grants.

Surface & Groundwater Protection: Merline stated they did the 2nd water test this month. The results from the first test were received. Nothing unusual was present.

Attainable Housing: The board is working to raise funds.

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, July 23, 2013 at 7:00 pm.

Adjourn: *Motion: (Hackbarth/Blackwood) to adjourn at 8:48 pm. Carried.*

Respectfully Submitted,

Kelly Murre
Deputy Clerk