

Approved: December 3, 2013

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, OCTOBER 22, 2013
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 7:00 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, Tom Young and Wendy Minten.

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

Approve minutes of previous meeting: *Motion: (Hackbarth/Minten) to approve the minutes of September 24, 2013 as written. Carried.*

Public Comment: None

Application for Conditional Use Permit – Door County YMCA, Tennis Courts: Northern Door County YMCA is applying for a conditional use permit to install an asphalt area on the property located at 3866 Gibraltar Rd in the Village Commercial Zoning District. The asphalt would be utilized primarily for pickle ball, but could also serve as a multipurpose and classroom area. YMCA representatives clarified that that area isn't a tennis court, but rather a pickle ball court.

Merline explained the procedure and opened the public hearing.

Testimony in Support:

Drew Richmond, 3388 Wooded Ln. Baileys Harbor: clarified the use of the space for pickle ball. It will have two nets and a divider between the courts. The netting and divider are removable. It will be open to all members of the community. It borders the parking lot, in the lawn between the lot and the highway. It is not a tennis court. At this time, they do not envision a chain linked fence or lighting. A pickle ball doesn't fly as far as a tennis ball; it is a smaller version wiffle ball. They are not concerned with it flying into the highway. Basketball hoops may be added in the future.

This location was chosen because of the side-yard setback. The 100' setback is not required from the right-of-way, but is required along the side-yard. Kids play in this area now. It is close proximity to the playground and further from the road than the play ground. They have not had any issues with balls or kids going into the highway. The project is fully funded by grants and donations.

Bill Schneider, 8737 W. Moonlight Bay, Baileys Harbor: explained the game of pickle ball and clarified the court size difference between a tennis court and pickle ball court.

Testimony in Opposition: None

Rebuttal in Support: None

Rebuttal in Opposition: None

Correspondence: An email was presented to the Commission from Marty and Cathy Olson, not in opposition. They only have concerns regarding evening lighting and hours. Request that the lights (if any) be turned off by 10 pm.

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Merline closed the public hearing.

The Commission discussed the application. They are very concerned with it being so close to the highway. There was also concern of the aesthetics of a tall fence. Young has more concerns regarding lighting and doesn't think a fence would be that much of an eyesore. He suggested approval, with the condition of coming back to the Town for lighting permissions and fencing, if the use changes. Currently, the request is not limited to pickle-ball. It is listed as active recreation. Therefore, future uses may be more of a concern with the proximity to the road. Minten suggested a natural/vegetative screening. Safety is a major concern.

Hackbarth mentioned the multi-modal path and questioned whether there would be a conflict. He is also very concerned about the location and suggests pursuing a variance to the side property setback.

Motion: (Merline/Blackwood) to recommend support of the application to the Gibraltar Town Board, with the condition that vegetative screening be installed between the court and the highway. Also, lighting and nighttime use be prohibited. Carried. Minten and Hackbarth opposed.

RPC's Temporary Use Proposal:

The county has discussed making revisions to s. 2.07, Temporary Uses, of the Door County Zoning Ordinance. They discussed changing the time period for tracking the allowed number of events from "any one year period" to "a calendar year", clarifying that all temporary uses count toward the allowed number of days and to amend the definition for temporary uses to be more general and not include the actual standards of temporary uses. The County has presented these proposed changes to the Town and Plan Commission for input. This is not an amendment at this time.

The Commission discussed the proposed changes and made the following suggestions:

- Agree with a calendar year amendment
- Commercial districts should be separated from noncommercial districts
- Keep the current standard for business, but limit the number of consecutive days to 4
- Should be limited more in non-commercial areas – 7 days, 4 consecutive days.
- Consecutive days and number of events need to be clarified
- Specify what the temporary uses are
- The definition should be more specific, and state what is allowed
- Temporary uses should only be what is allowed within the zoning district

Motion: (Hackbarth/Minten) to recommend to the town board to make the above recommendations to the County as discussed. Carried.

Tom Young excused himself at 8:45 pm

2014 Goals: A continued discussion from last month. Chapter 9 of the Comprehensive Plan is the Implementation Aspect of the Plan which presents a table that outlines the goals and time periods to achieve the goal. Merline went through the objectives to encourage new ideas and discussion for implementation.

Areas of focus include:

Cultural Resources – many of the goals have already been implemented or are on-going.

Population and Housing – many of these goals have also been implemented or on-going. It was suggested to create a worksheet for advisory purposes when considering a Conditional Use or Text/Zoning Amendment.

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It was also noted, that we have multiple versions of the plan. Kelly will determine the most current version, to have available for everyone next month.

Welcome FAQs Packet: The Commission was presented another draft of the brochure. Kelly will make a few more changes to be presented next month.

Committee Reports:

Chair: None

Maps: None

Updates on Parks & Lands/Bike Path: Town Board met with the DOT to discuss highway resurfacing and the bike path.

Surface & Groundwater Protection: None

Set the Next Meeting Date: The next regular meeting is scheduled for Tuesday, December 3, 2013 at 7:00 pm.

Adjourn: *Motion: (Hackbarth/Minten) to adjourn at 10:17 pm. Carried.*

Respectfully Submitted,

Kelly Murre
Deputy Clerk