

Approved: January 27, 2015

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, SEPTEMBER 30, 2014
9:30 A.M.
GIBRALTAR TOWN CENTER**

Call to order: The regular meeting of the Gibraltar Plan Commission was called to order at 9:30 a.m. by Linda Merline, chairman.

Roll Call/Quorum: Merline stated that a quorum of the Commission was present. Members present: Linda Merline, Tom Blackwood, Tom Young and Wendy Minten. Absent: Brian Hackbarth

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

Approve minutes of previous meeting: *MOTION: (Blackwood/Minten) to approve the minutes of September 9, 2014 as written. Carried*

Public Comment: None

Petition for Grant of Variance from Door County Zoning Ordinance, Section 3.05(3); which requires structures be setback at least 65 feet, from the centerline of a road. Parcel: Door County YMCA (Parcel #014-02-28312734F&D

Merline explained the procedures and opened the hearing.

The Door County YMCA proposes to construct a 4550 sq foot Life Style addition to the existing building. The addition will be located as close as, 52 feet from the Centerline of Gibraltar Rd.

Testimony in Support: John Pinkert, Pinkert Law Firm representing the Door County YMCA presented the proposal to the Commission.

Unique property limitations include: Parking requirements and location of the storm water retention field. The proposed area is the most feasible location.

No Harm to public interest: The project creates no water quality issue, will not affect scenic beauty and will not harm any other public interest. It is located in near the commercial district.

Unnecessary Hardship: The zoning requirements for additional parking, make compliance difficult. The YMCA provides a community service and has outgrown its current space.

The purpose of the road setback is safety of the public. No harm in this situation.

Drew Richmond, Branch Executive YMCA, is also present and explained the intentions of the development, to meet the needs of the community. The addition will free up space in the middle of the building for storage and will relocate the lifestyle center.

The commission asked a few questions of the petitioners: the reason for not utilizing the front of the building and the location of the propane tanks. The propane tanks will not be relocated. The addition requires additional parking, locating the addition at the front of the building would remove parking and hinder the area for additional parking. It would also make the covered drive-through impassable.

Testimony in Opposition: None

Rebuttal in Support: None

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Rebuttal in Opposition: None
Correspondence Received: None

Merline closed the hearing.

The commission discussed the flowing points:

No issues with the criteria the petitioners presented. The addition is needed. Therefore, the Commission wouldn't want to impede on the community resource. The property width is unique. Merline referenced the Comprehensive plan that supports community recreational activities and community resources. Merline is concerned about the narrowing of the corridor at Gibraltar Rd. But, the addition will have windows. It won't be a solid brick wall.

Motion: (Blackwood/Young) to recommend to the Gibraltar Town Board to support the petition for grant of variance for Door County YMCA (Parcel #014-02-28312734F&D). Carried

Committee Reports:

Chair & Maps: Currently working on the Comp Plan with Mariah and Audrey

Watershed: No Report

Updates on Parks & Lands/Bike Path: No Report

Surface & Groundwater Protection: No Report

Attainable Housing: No Report

Set the Next Meeting Date: October 28, 2014 at 7 PM.

Adjourn: *Motion: (Blackwood/Minten) to adjourn at 10:03 AM. Carried*

Respectfully Submitted,

Kelly Murre
Deputy Clerk