

Approved: October 27, 2015

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, SEPTEMBER 22, 2015
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, Wendy Minten and James DeGroot.
Absent: None

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

Approve Minutes of Previous Meetings: *Motion: (Hackbarth/Minten) to bring the minutes of August 25, 2015 back to next meeting with corrections. Carried.*

Public Comment: None

Petition for Grant of Variance: Solomon- Parcel # 014-02-32312711D
from Sections 3.15(4)(b)2., 4.08(8)(c)1., 4.08(8)(f)1., 4.08(8)(g)1., 4.08(8)(i), 4.08(8)(d)1., and 3.15(4)b1. of the Door County Zoning Ordinance which limit the density on this property to the existing restaurant and up to a 9 bedroom motel (Multiple Occupancy Development), requires that a Multiple Occupancy Development building being setback at least 20 feet from a side property line, 20 feet from a rear property line, 17.5 feet from the edge of the right of way of the town road, that the new building be located at least 20 feet from any other principal building on the lot, and limits the total amount of impervious surface on the property to 50 percent of the total lot area. There is currently a restaurant and a one story 14 bedroom motel on the property. The petitioner proposes to retain the restaurant, remove the existing motel, and construct a new 21 bedroom two story motel on the lot. The new motel would be located as close as 6 feet from the rear property line, as close as 8 inches from a side property line, and as close as 1 foot from the edge of the right of way of the Town road known as Elm Street. It has also been determined that the proposed motel will be located only 13 feet from the existing restaurant on the property. In addition, the total amount of impervious surface on the lot will not change, but will cover approximately 74 percent of the total lot area.

Merline open the hearing and explained the procedures.

Testimony in Support: Shane and Sandy Solomon, 4022 Hwy 42/ 2525 Jungworth Ct, Sister Bay, presented their request. They are not planning to change the footprint, will be changing the density of the hotel only. Propose 10 lower level and 11 upper level units. Shane explained the unique property shape and that the property predates zoning. In order to rebuild within the required setback, they would be limited to a 20' x 30' buildable area. They intend to improve landscape and drainage. Everything will be brought up to code, with handicap accessibility and fire suppression. Parking will not be an issue. They currently have 13 spots over what is required: 57 parking spaces including street parking, 47 without street parking and signage directing guests to the back lot. Elm Street is a road that only services their property. Plan to stay 6 ft. from the back property line. Will be removing a shed that encroaches closer to the back line. The eave is 13 ft. away, while the structure is 18 ft. There will be an underground tank for water suppression. Has had remediation experts involved to size up demolition. Chief Whitney and Mile Goldstone reviewed the site and plans. They have no concerns and the new fire suppression system will make a better/safer building. The proposed building will be 26' shorter than restaurant.

Approved: October 27, 2015

The overhang on the front side of the building will be reduced.
Impermeable surface will stay the same.

Dan Stollenwork, 4025 Evergreen Rd. spoke in support of the petition.

Brit Unkefer, 4023 Hwy 42, spoke in support of the petition with references to the Comp Plan, the economy and parking.

Terry Servais, 4019 Evergreen, Cedar Creek Lodge, spoke in support of the petition.

Testimony in Opposition: Sohns had a question in regards to Flood plain and the proposed basement.

Rebuttal: Solomon had elevations done. They are about 9 ½ feet out of the flood plain and will be bringing the grade up about 1 ft. Drainage will be better managed.

Correspondence in Support:

Robert Erickson, Door County Realty
Gibraltar Fire & Rescue

Correspondence in Opposition: None

Merline closed the hearing for the Commission to discuss the petition.

The footprint/setbacks are staying the same and drainage has been taken in to consideration. Older structures have unusual concerns. The rehabilitation makes sense and will support the economy.

Blackwood has concerns when expanding on an already grandfathered property. Does support, but would like to see impervious surface improved. Merline stated that MODs in village commercial are allowed to have 16 units per acre. The request is for 21. It is a mixed use property with existing businesses, therefore limited to MOD zoning requirements. Given this circumstance, it is still a benefit to the community.

Unique property limitation: Yes, layout and lot lines of the property predate zoning and would be unreasonable to build within the allowed setbacks

No harm to public interest: Yes, the current footprint and use will not change. There will be improved drainage and improvement to public safety.

Unnecessary Hardship: Yes, the existing building was built prior to zoning standards. Elm Street only services their property. Not self-imposed.

Will granting the variance serve an overall public interest: Yes, increased room tax, more transient beds, and more employment for Fish Creek.

Motion: (Hackbarth/Minten) to recommend to the Gibraltar Town Board, support of the petition as presented to the Plan Commission. Carried.

Review Comprehensive Plan Update:

The Plan Commission discussed the road classification map. Is there a Town level classification of roads? The Commission reviewed the definition of minor/major arterial and minor/major collector roads. The Comp plan currently, only refers to Cty Rd A, EE and F as collector roads and 42 as arterial roads and refers to Town roads as "local roads" and doesn't identify those that are heavier travelled. The Commission needs to determine if these roads need to be classified differently. Chapter 2 has reference to pathway classification and Chapter 8, Highway corridors. A few years ago, there was a request to evaluate Spring Road for heavy traffic. Merline will bring this discussion back for further consideration.

Merline stated, she has been working with Barb McKesson and GHA, on a section of the history page and will bring next month.

Committee Reports:

Approved: October 27, 2015

Chair – Merline followed up on beach testing and related closings. The beach was tested 4 times a week, had advisories 10 times and was closed 6. The testings do not always follow a rain event.

DCIST has agreed to cover the expense of printing the honeysuckle newsletter. Would like to invite the ecology club and Mr. Tupa to the workshop.

Fish Creek Plan – Waiting to hear back from Nancy Turek on the Creek proposal. Skare, Hackbarth and Merline met with Mary Gansberg from the DNR and Greg Coulthurst from Door County Soil and Water. They discussed possible grant opportunities and measures to return fish to the Creek.

Merline located the valve that allows water to go from the little pond into the creek. The culvert is completely buried, hasn't been used in a really long time. Bill Weddig has been invited to the next Creek plan conversation.

Hackbarth would prefer the proposal be presented to the Commission (or joint with Parks and Lands); prior to the Town Board, to make a recommendation.

Andrew Dane from SEH notified Linda of Coastal Management grant opportunities.

Maps – None

Watershed – None

Attainable Housing – None

Set the Next Meeting Date: Tuesday, October 27, 2015 at 7:00 PM.

Adjourn: *Motion: (Minten/DeGroot) to adjourn at 9:04 PM. Carried*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk