

Approved: November 30, 2015

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, OCTOBER 27, 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, Wendy Minten and James DeGroot. Brian Hackbarth arrived at 7:35.

Absent: Tom Blackwood

Proper Notice/Adopt Agenda: Merline confirmed the agenda had been properly noticed.

Motion: (Minten/DeGroot) to adopt the agenda as posted. Carried

Approve Minutes of Previous Meetings: *Motion: (Minten/DeGroot) to approve the minutes of August 25, 2015 meeting, as written. Carried*

Motion: (DeGroot/Minten) to approve the minutes of September 22, 2015 meeting, as written. Carried

Public Comment: None

Petition for Conditional Use: Solomon- Parcel # 014-02-32312711D

Shane Solomon proposes to replace an existing one story, thirteen bedroom motel building with a new, two story, twenty one bedroom motel building. The proposed building would be located on the same footprint as the existing building. There is also an existing restaurant on the property known as “Julie’s Café”. This property is located at 4020 Main Street.

Merline open the hearing and explained the procedures.

Testimony in Support: Shane Solomon explained that his request from last month, also requires the Conditional Use. There will not be any detriment to public safety or well-being of the public. Architecture of the building will be consistent with the Village and Comprehensive Plan.

Testimony in Opposition: None

Correspondence in Support: None

Correspondence in Opposition: None

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

The Commission discussed the conditional use. They are encouraged to redevelop buildings within the core area. The development will maintain the rural character of the town, will provide more employment and offer economic vitality. All of the general criteria is met. Storm water will be better managed. Down cast lighting is already in the plans.

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

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Resource Planning Committee Sponsored Text Amendment: Chapter 5, Woodland Clearing Regulations:

Merline emailed Mariah Goode, of the Door County Planning Department, with a couple of questions regarding the proposed text amendment that would allow for the clear cutting of tree plantations. These questions along with Mariah's responses were provided to the Commission members. The Commission discussed the proposed text amendment. A tree plantation is considered a "crop" to be harvested at one time and be either replanted or the land put to another agricultural use.

Speaking from the audience, Steve Sohns shared some of his own knowledge and experience, having grown up on a farm. He explained, farmers were given a tax break for planting trees on their less productive farm land. The tax break is no longer in effect, so farmers may want to utilize their land differently. In order to do this, they may want to harvest their "crop" of trees.

The Commission questioned what impact this would have on the landscape. The fear would be loss of our woodlands which are now protected from clearcutting. Would a cultivated tree plantation be obvious, planted in rows, trees the same age, hand or machine planted, etc.? The Door County Planning Department plans to use the Webster's Dictionary definition of tree plantation, which is, "trees under cultivation". A better definition of is needed. What criteria would be used to determine if a property is a tree plantation? The County would need to determine the difference between a tree plantation and a natural woodland.

Hackbarth suggests removing HL3.5. The concern is for a resident that owns property next to a woodland that is now determined to be a tree plantation.

Motion: (Hackbarth/Minten) to not support the text amendment as currently written. The concept is supported, but a definition needs to be created and buffer areas need to be considered. Carried.

Review Comprehensive Plan Update: Kelly presented changes to the revised population projections to include language explaining the projections were not updated.

Merline presented changes to the history section in Chapter 2.

Road Classification will not make this update but may become a future goal.

Determine Next Step for Comprehensive Plan:

The next steps for the 10 year review of the Comprehensive Plan include:

- Plan Commission needing to prep the amendments
- Schedule Public Hearings with a Class 1 posting (30 days prior to hearings, in 4 locations)
- Plan Commission presents to Town Board after public hearings
- Town Board adopts ordinance to adopt amended Comprehensive Plan

2016 Goals: The Commission reviewed the 2015 goals.

Potential agenda items and discussions.

- Review Gibraltar Overlays
- Road Classifications
- Joint Meetings with Town Board
- Next invasive Species Challenge
- Creek Plan
- Explore potential partnership with Peninsula State Park
- Employee Housing Discussions
- 2020 Comprehensive Plan Update
- Evaluate home offices, occupations
- Discuss zoning complaints and implementation
- Parking Lot plan

Committee Reports:

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Town Board Update - None

Chair - None

Fish Creek Plan - Merline informed the Commission of the conversations with SEH and UWSP. Grant application is due November 2nd.

Maps - None

Watershed - None

Attainable Housing - None

Parks and Lands/Bike Plan - None

Set the Next Meeting Date: Tuesday, December 8, 2015 at 7:00 PM.

Adjourn: *Motion: (Hackbarth/DeGroot) to adjourn at 10:00 PM. Carried*

Respectfully Submitted,

Kelly Murre,
Deputy Clerk