

Approved: February 24, 2015

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, FEBRUARY 3, 2015
7:00 P.M.
GIBRALTAR TOWN CENTER**

Call to order: The special 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 Young and Wendy Minten.
Member absent: Tom Blackwood

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

Petition for Grant of Variance from section 3A.04(1) of the Door County Zoning Ordinance which requires structures be setback at least 75 feet from the ordinary high water mark, parcel #014-39-2304, Keith Kocourek:

The petitioner proposes to construct a lower level 6' X 8' landing with stairs and a 9' X 10.5' upper level balcony as close as 44 feet from the ordinary high water mark at 9359 Cottage Row.

Merline explained the procedures and opened the public hearing.

Testimony in Support: Wally Binder, Chief Designer from Ghidorzi Architectural, detailed the project. He explained, the existing home predates zoning and illustrated the footprint necessary to stay within all setbacks. The current structure would need to be torn down to comply. The proposed balcony and porch do not exceed the current setback. The new landing and stairway would be ADA compliant and will serve as a safe fire exit.

Testimony in Opposition: None
Correspondence: None
Merline closed the public hearing.

The Commission discussed the project. A variance is required because the new landing and stairway is inside the 75' setback to the high water mark; that runs through the house, which was built before shoreline zoning was in place. Merline compared the request to the 20 year comprehensive plan. She doesn't see an impact to any of the Town's goals and thinks it is consistent with the plan. There isn't any harm to public interest. The project will provide safe access & exit to the building. Inability to modify the existing historical building would be a hardship, with the alternative being a new modern build. The request is modest. The Commission feels that retrofits to our historical buildings are important to the scenic beauty of the area. The 75' setback is a state requirement that doesn't take the Town's unique shoreline and historical structures into account. The project only adds a modest amount of impervious surface, while the property currently has plenty of pervious surface.

The Commission doesn't see any conditions that need to be addressed.

Motion: (Hackbarth/Young) to recommend support to the Gibraltar Town Board of the petition for grant of variance, Kocourek, Parcel #014-39-2304. Carried.

Adjourn: *Motion: (Young/Hackbarth) to adjourn at 7:27 pm. Carried.*

Respectfully Submitted,

Kelly Murre
Deputy Clerk