

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, June 25, 2019  
GIBRALTAR TOWN CENTER  
7:00 P.M.**

**Call to order:** Chair Linda Merline called the meeting to order at 7:03 p.m.

**Roll Call/quorum:** Members present included: Linda Merline, Tom Blackwood, Don Freix, and Len Adent.  
Absent: Brian Hackbarth

**Approve minutes of previous meetings:** *Motion: (Merline, Freix) to approve the minutes from the May 28, 2019 meeting as written. Carried.*

**Public comment:** None

**Goal # 10: Research/Make a Recommendation on Becoming a Green Tier Legacy Community**

Merline reviewed the handout of the Green Tier Legacy PowerPoint presentation, provided by Will Erickson, that was distributed at the meeting. Key points reviewed included the benefits of being a Green Tier Legacy Community, how the program works, the steps to become one, and what needs to be done to maintain one's status as a Green Tier Legacy Community.

Wendy and Bruce Nelson from the Village of Ephraim were invited to talk about their experience helping with Ephraim's process of becoming a Green Tier Legacy Community. Green Tier Committee consists of two board members and three community members.

Wendy Nelson stated it takes a lot of discussion with many different members of the community, not just the Town or Village Board, to adopt a Green Tier Legacy Community resolution. For example, in Ephraim, the Green Tier Legacy Community committee went before the board after gathering support and ideas on steps the village could take toward becoming a Green Tier legacy community. When they presented those ideas to the Village Board this past May, they did not ask the board to approve those ideas. Instead they asked the board to support the ideas so the Green Tier Legacy Community group could go to other organizations and committees within the village and ask them to take on some of the goals. She gave the example of asking Physical Facilities department to take on the goal of bike racks, Tree City designation, and electric car chargers, and presenting the Ephraim Business Council with other goals they could lead. In their experience, the more community involvement, the better the outcome.

Nelson also spoke about the importance of having a digital presence. In the Village of Ephraim, they continued to use the familiar and popular communication tool used during the streetscape project. These weekly newsletter-like updates offer small ways to encourage the community to get involved and kept the topic at the forefront of community members' minds.

Merline asked if Ephraim adopted a resolution. Wendy Nelson said they did and that they used the template provided by the Green Tier Legacy Community to draft their resolution.

Nelson added that she would highly recommend having Will Erickson present the program to the Board and other interested parties. However, you will likely have to schedule out several months to accommodate his schedule.

Len Adent asked Nelson what goals they presented to the business community?

Nelson said they asked local businesses to encourage "Reduce, Reuse, Recycle" efforts. For example, one initiative was to encourage the limited use of straws. They also encouraged local businesses to encourage healthy, safe walking within the business area. To help accomplish this they were able to get their historical group and business group to combine their walking maps and use a map app to reduce the amount of paper being used for printed maps. It's a joint project between the historic group and the business group.

Tom Thurman asked if the fact that they got the Village Board to participate and gathered a large amount of community interest if that made them eligible for various grants. Nelson explained that signing the resolution to become a Green Tier Legacy Community is what made them eligible.

Nelson further explained that as a Green Tier Legacy Community you are only compared to yourself, not other communities. As an example, if the Town of Gibraltar were to become Green Tier Legacy Community, their goals and what they did with those goals would make no difference to Ephraim or any other Green Tier Legacy Community. It is a framework to keep you on task with your municipality's sustainability goals.

Tom Thurman stated that the Parks & Lands Committee is excited about the idea because of the grant aspect. Nelson said being a Green Tier Legacy Community, though it doesn't guarantee you'll receive a grant, does give you extra grant points.

Wayne Kudick, Fish Creek, mentioned there are initiatives the Town has already taken that are in alignment with this program. Nelson pointed out the fact that Gibraltar has the YMCA, which would fit into the categories on the scoresheet, as one example.

Kudick asked Nelson if there were any marketing advantages with being a Green Tier Legacy Community. Nelson didn't have any hard numbers or examples, but she said their visitor's center is very excited about being able to use that designation to advertise the community.

Nelson stated the importance of approaching the project in such a way that it does not add more work to their staff. For example, their Village administrator chooses to be at meetings, but doesn't have to be.

Angela Sherman, Fish Creek, commented that she believes a program like this sets the tone for the community. She thinks more people will volunteer their efforts to sustainability efforts in the Town when they know it is through an "official" program such as Green Tier Legacy Communities.

Merline asked Sherman if there is support among people in her age group (e.g. young families). Sherman thought there would be, but said the difficulty comes with scheduling. Many people and families in her age group are working two or three jobs, plus balancing kids so attending meetings can be difficult. However, she does hear conversation about these issues at the school and among other young families and parent. What might help is identifying small, achievable initiatives and asking this demographic can you help us do

this one small thing.

Nelson said this is one topic that will attract the younger volunteers, but mentioned the importance of one-on-one conversations and contact with those people to foster that interest.

Kudick mentioned that he looked at the Town's 20-year Comprehensive Plan prior to tonight's meeting and noticed many references to being a "green" community. He questioned why Gibraltar isn't yet, especially when our neighboring communities (Ephraim and Egg Harbor) have already signed Green Tier Legacy Community resolutions.

Nelson commented that she doesn't see a downside to becoming a Green Tier Legacy because you as a town or a village are only working toward the sustainability goals you want to be working towards.

Other benefits include the opportunity to network with other communities doing the same thing and learning from their experiences, successes and lessons learned. Nelson said she has seen interest in seeing all of Door County become part of the Green Tier Legacy Community program, but it starts with the individual communities.

Len Adent asked when Ephraim became a Green Tier Legacy Community. Nelson commented they officially began the program January 1, 2019. Their Village Board passed the resolution the November before.

Thurman mentioned that at the June Parks & Lands meeting, the committee approved a reforestation plan for Fish Creek Park. Part of that included the committee voting in support of collaborating with the Plan Commission to become a Green Tier Legacy Community or designated as a Tree City USA community because of the grant application advantages that come with those programs.

Sherman added that both the elementary and high school currently participate in the Healthy Green Schools program, so from a community perspective the timing seems right.

Freix suggested the Commission go through the Green Tier Legacy Community scorecard and review what Gibraltar has already done that matches the scorecard before going before the board.

Merline said she would be willing to go to the other committees and potential organizations to talk about the program and steps needed to craft a resolution to become a Green Tier Legacy Community. Thurman suggested the Plan Commission make a decision that they want to move forward with this project, and then work with the Parks & Lands Committee to draft a resolution to bring before the Town Board.

Kudick expressed his concerns about this project waiting too long, especially given all the other projects going on in town, specifically the Uptown project.

Nelson asked how familiar the Town Board is with the Green Tier Legacy Program as it is the Town Board who needs to approve the resolution. Merline said the majority of the board members are familiar with it. Merline stated that additional information about the Green Tier Legacy Program, including the slideshow presentation, handouts from tonight's meeting, and a YouTube video presentation would also be made available on the Town Website.

Sherman added Friends of Gibraltar theme for next year is "Green." She suggested Vinni Chomeau of Friends of Gibraltar (FOG) might be a good resource to help bring together volunteers. Merline will speak to the FOG board.

Merline suggested holding a special meeting of the Plan Commission when Will Erickson can present the program to the various Town committees, Town Board and other interested groups. Next steps would include promoting the Green Tier Legacy program with the school, Friends of Gibraltar, the Fish Creek Visitor's Center and other interested community members/groups.

*Motion: (Adent, Freix) To have the Plan Commission chair meet with a representative of the Parks & Lands committee to expedite the process toward adopting a Green Tier Legacy Program resolution, which is to include collaboration with other Town committees, Gibraltar School, as well as other community organizations and members to bring in additional volunteers. Carried.*

### **Petition for Zoning Text Amendments: Resource Planning Committee Section(s) ss. 4.07(2), Campgrounds and Trailer Camps, and 4.07(3) Camping**

The Door County Resource Planning Committee sent notice of a text amendment to Door County Zoning Ordinance Section(s) ss. 4.07(2), Campgrounds and Trailer Camps, and 4.07(3) Camping. Merline mentioned that the only area she had concerns about was 4.07 (2b), which would allow a waiver for existing vegetation. She suggested additional language be added that specifies any existing vegetation should also be maintained.

Merline asked the rest of the Commission if they could make a recommendation to support the proposed text amendment with the suggested change to 4.07(2b) so that the following language would be added:

"Such requirement may be waived by the Resource Planning Committee, upon referral and recommendation by the Zoning Administrator, if existing woody vegetation is such that the screening objective is or will be achieved *and is or will be maintained.*" The Commission members unanimously supported the text amendments with this addition.

The recommendation that is supported by the Plan Commission is what Merline will present to the Town Board at their next regular meeting on July 3, 2019.

*Motion: (Freix, Blackwood) to recommend support of the text amendments to Door County Zoning Ordinance in Section(s) ss. 4.07(2), with the addition of language that says existing woody vegetation acting as a screen must also be maintained. Carried.*

### **Reports:**

#### **a. Chair Report**

The Town Board choose a design for the creek work. For the culvert they chose option #2, the "Converging Baffles", and for the dam they chose the "V" plan, which involved cutting a v notch into the dam. The final "shovel ready" plans are due September 17<sup>th</sup>. Those final plans can then be used to apply for grants to help fund the construction part of the project. All presented plans are available on the Town website.

**b. Ground and Surface Water Report** – Merline reported that Fish Creek Watershed group did their spring macroinvertebrate study the day after the field trip. The group does a macroinvertebrate study of the creek in

the spring and the fall, and a habitat assessment once a year. Tony Fiorato is currently doing a habitat study at the Ridges. After that, he and Merline will do the same in Gibraltar at the creek.

c. **Town Board/Parks and Lands** – Merline also reported that the Gibraltar 5<sup>th</sup> grade field trip to Fish Creek was a success. The Plan Commission, Parks & Lands Committee and the school hope to do it again next year.

**Set Next Meeting Date:** Tuesday, July 23, 2019 at 7 p.m.

**Adjourn:** *Motion: (Adent, Freix) to adjourn at 8:27 p.m.*

Respectfully submitted,

Sara Rae Lancaster  
Administrative Assistant

DRAFT