

**TOWN OF GIBRALTAR
SPECIAL JOINT MEETING OF
GIBRALTAR TOWN BOARD AND PLAN COMMISSION
AND SPECIAL MEETING WITH CLOSED SESSION
PER WISCONSIN STATE STATUTES 19.85(1)(e)
THURSDAY FEBRUARY 21, 2019
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
6:00 P.M.**

Approved: June 5, 2019

Call to order: Dick Skare called the special joint meeting of the town board and plan commission at 6:00 p.m.

Roll call/quorum: A quorum of the town board was present.

Town Board present: Dick Skare, Steve Sohns, Barb McKesson, Dwayne Daubner and Bill Johnson

Plan Commission present: Brian Hackbarth, Don Freix

Plan Commission absent: Linda Merline, Doug Lindeman and Tom Blackwood

Also present: Bob Kufrin

Agenda/proper notice/adopt agenda: The agenda was properly noticed. *Motion: (Johnson, McKesson) to adopt the agenda as presented. Carried*

Gibraltar Plan Commission's recommended County Zoning code adjustments to match the Gibraltar Comprehensive Plan's vision:

Review recommendations to Table of Principal Uses: Bob Kufrin stated the rules for conditional use permits have changed significantly. In not leaving some uses as conditional they were just removed, and some permitted uses were also seen as something not fit in a particular district.

Recommendations to Overlay:

- 2-18
 - Art Galleries CS5 to be eliminated. McKesson disagrees as it is part of the character of Door County in the countryside as well as downtown areas. It is also not conditional or permitted in CS5 as Home Business. Kufrin could make it permitted with criteria. Criteria: minimum setbacks, screening components, lighting, parking, signage, (could use home business requirements). Bob will continue to rework on ways to make it permitted.
- 2-19
 - Daycare facilities does it belong in VC
 - Home business – art studio should a residence be required, appearance, culture, feel
- 2-20
 - Breweries and distilleries permitted in VC and GC
 - Wineries permitted in CS5
- 2-22
 - Change Parks to Public Parks
 - Private parks are outdoor active recreation
- 2-24
 - Footnotes will be adjusted as needed

Review, discuss and consider amendment(s) to Sign Code and Outdoor Display:

- Page 2 I this is for private parking lot (trailer and/or vehicle) service vehicles exempt, operational vehicles? Trailers to be attached to an operational vehicle. Bob to rewrite
- Outdoor display of kinetic items is being limited
- 8a1 proportionate to the size of the building is subjective. – delete (1)
- 8.09 (4)(b) commercial VC, GC and residential VC
- Pg.8 (11) change “festival” to “special event”

- Interior lit signs no change only hotel/motels
- Kuftrin to redraft for final approval

Review, discuss and consider potential amendments to the Town’s Debt Management Policy:

Discussion points:

- Johnson the current is too restrictive to accomplish this funding, that is not in the best interest of the community
- Johnson doesn’t disagree that Ehlers does not have the knowledge base as the town board but we need to get this accomplished. Need the policy from having the board from doing crazy things. Ehlers suggests things, the board makes the decisions. Ehlers uses multiple sources of funding. There are a lot of good points for leaving the policy as is
- Hackbarth stated that Ehlers is wrong. A regression analysis should have been done. Level payments should be made not only today but 7 or 8 years from now. There will be additional debt taken out once notes are paid off at the bank.
- Skare one of the changes in phase 2 is 50% in total governmental funds.
- Sohns – the people now are going to pay less, and future will pay more. If you change the policy, you open the door.
- Daubner would we be able to do phase 1 with the existing policy. Hackbarth yes
- McKesson called Hackbarth about this to understand the policy better. Do not understand every bit of this and need to defer to those who do.
- Daubner can this be addressed when the actual numbers come in? We are in the initial step.
- Sohns if we give them better numbers the recommendation may change too.
- Johnson, we hired Ehlers not to make money off the sale of this. I would take Ehlers advise.
- Daubner the only thing that should change would be ceiling and percentages.

Motion: (Skare, Johnson) to table. Carried

Update/modify Police Chief advertisement and timeline: Skare reported that response level is low. Primary factors are retirement changes at the state level, residency mileage and low salary. Monday is the application due date. Currently 1 applicant from Illinois. Hinz recommends a wait and see until the deadline passes.

Adjourn to closed session according to Wisconsin State Statutes 19.85(1)(e) *Motion: (Johnson, McKesson) to adjourn to closed session according to Wisconsin State Statutes 19.85(1)(e) at 8:55 p.m. Carried by roll call vote Skare, Sohns, McKesson, Daubner and Johnson.*

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: consideration of property for public purposes

Reconvene to open session pursuant to State Statute 19.85(2) to take any action(s) or adopt resolution on issues discussed in closed session: *Motion: (Sohns, Daubner) to reconvene to open session pursuant to State Statute 19.85(2) to take any action(s) or adopt resolution on issues discussed in closed session at 9:21 p.m. Carried*

Approve any action(s) or adopt resolution on issues discussed in closed session: *Motion: (Johnson, Daubner) to approve action(s) or adopt resolution on issues discussed in closed session, Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: consideration of property for public purposes. Carried*

Adjourn: *Motion: (McKesson, Johnson) to adjourn at 9:22 p.m. Carried*

Respectfully Submitted,

Beth Hagen, Clerk