

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, NOVEMBER 23, 2020
GIBRALTAR TOWN CENTER
5:00 P.M.**

Call to order: The meeting of the Gibraltar Plan Commission was called to order at 5 p.m. by Linda Merline, Chairperson.

Roll Call/quorum: Merline stated that a quorum of the Plan Commission was present.

Members present: Linda Merline, Gibraltar Plan Commission Chair, stated that a quorum of the Plan Commission was present.

Members present: Linda Merline, Paul Pillat, Don Freix, and Bill Johnson

Members absent: Tom Blackwood

Proper notice: *Motion (Pillat, Freix) to adopt the agenda as posted. Carried.*

Approve minutes of previous meetings: *Motion: (Freix, Pillat) to approve the minutes of the September 28, 2021 minutes as written. Carried, Johnson Abstained.*

Public comment: None

Petition to Re-Zone Tax Parcel #014-02-28312743F2 from Village Commercial to General Commercial:

Kerry Johnson, on behalf of the Larry A. & Diane J. Jacobson Trust, is requesting to rezone parcel 014-02-28312743F2 from Village Commercial (VC) to General Commercial (GC). The rezoning request is being sought so that the applicant may apply for a conditional use permit to establish an amusement park containing miniature golf.

Merline opened the Hearing and Explained the Procedures.

Presentation: Kerry Johnson presented her plans to rezone the parcel from Village Commercial to General Commercial to apply for a conditional use permit to establish a miniature golf course. The theme of the miniature golf course is environmental and educational. She has held informational meetings and surveyed neighbors, including Northhaven with positive feedback.

If the property were rezoned, only 3 additional uses would be allowed that would also require a conditional use. The future land use within the comprehensive plan recognizes that area as a potential for General Commercial zoning.

Testimony in Support: Maria Jacobs spoke in favor.

Testimony in Opposition: None

Rebuttal: None

Correspondence in Support: None

Correspondence in Opposition: Correspondence was received from Grant and Peg Olson (Douglas Butchart Trust). They are neutral on the petition but wanted to bring awareness to why a similar project was previously denied.

Rick and Catherine Ripley, neighboring property owner.

Merline Closed the Hearing and went through the criteria to consider when evaluating petitions to rezone.

1. Was the existing district due to a mistake in the mapping process – No
2. Have circumstances changed for this property – No
3. How are adjacent properties zoned and used? Zoned Village Commercial: mixed use residential and commercial property is located next to the BP Gas Station
4. Is the land area in question large or small? Both

5. Would the new district fit? No, it would be spot zoning but miniature golf would fit in with this parcel
6. Is the request simply to economically benefit one property owner? Yes
7. Is there an overriding public good? It would be a family friendly recreational activity that the Town is lacking. Could cause traffic problems.

Johnson – the Town Board has considered walking trails to Northhaven which would add to the overriding public benefit.

Intent of spot zoning would need to be considered. Would the Town Board consider rezoning that entire corridor to General Commercial?

Motion: (Freix, Merline) based on the lack of an over-riding need to change the zoning at this time to recommend to the Town Board not to support the petition. Pillat and Johnson opposed, Motion fails due to tie vote.

Reports:

Chair Report: No report

Administrator Report: Thyssen reported a tablet policy will be created.

Residents voted in favor of the Kinsey property. Plan Commission involvement is TBD

Old Downtown planning is underway.

Cottage Row Right of ways on private property. Scheduled to be done in 2022. With a proposed turn-around.

Bay-Lakes has been hired to work on the Comp Plan. Grant paperwork has been submitted.

Noxious weed ordinance has been passed.

Still working on the Outdoor Display Ordinance, Seasonal/Attainable housing

Other: None

Set Next Meeting Date: Joint meeting with the Town Board: January 25, 2022 at 6 PM

Adjourn: *Motion: (Freix, Johnson) to adjourn at 6:31 p.m. Carried.*

Respectfully Submitted,

Kelly Murre
Clerk