

**TOWN OF GIBRALTAR  
JOINT TOWN BOARD AND  
PLAN COMMISSION  
TUESDAY, JANUARY 25, 2022  
GIBRALTAR TOWN CENTER  
6:00 P.M.**

**Call to order:** The meeting of the Gibraltar Plan Commission was called to order at 6:00 p.m. by Chairpersons Steve Sohns and Linda Merline

**Roll Call/quorum:** Sohns stated that a quorum of the Gibraltar Town Board was present. Linda Merline, Gibraltar Plan Commission Chair, stated that a quorum of the Plan Commission was present. Members present: Linda Merline, Don Freix, and Bill Johnson. Paul Pillat arrived at 6:33 via Zoom. Members absent: Tom Blackwood  
Town Board: Steve Sohns, Brian Merkel, Bill Johnson, and Tim Luetngen. Jayson Merkel via Zoom.

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

**Annual Joint Meeting to Discuss Plan Commission 2022 Goals:** Merline presented the Plan Commission 2022 goals: Joint meeting with Parks and Lands in February.

- Joint Meetings with the Town Board and Parks and Lands
- Implement the Fish Creek Watershed Plan
- Request an Update from the Door County Sanitarian
- Begin Work on the 2024 Comprehensive Plan
- Pursue Town Zoning
- Research and Make recommendations on seasonal and attainable housing
- Gather ideas and recommend action for meeting Town's economic needs
- Improved communications with Town citizens
- Grant research

Steve Sohns had the following comments:

- Are the goals in order of importance? No
- Goal 3 is a little more Parks and Lands.
  - o Plan Commission is responsible for implementing the Plan and supports P&L
- Comprehensive Plan should be made priority
- Town Zoning should also be a priority
- Likes the Green Tier sub-committee w/ collaboration
- Economic needs are bigger than broadband
- Grant collaboration with office staff

Many of the goals are already in motion and on-going.

Pillat one of the main goals should be focused on County zoning as many of the other goals will fall under.

**Adjourn:** *Motion: (Johnson, Luetngen) to adjourn at 7:00 pm. Carried*

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## IMMEDIATELY FOLLOWING JOINT MEETING

**Call to order:** The meeting of the Gibraltar Plan Commission was called to order at 7:03 p.m. by Linda Merline, Chairperson.

**Roll Call/quorum:** 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 (Johnson, Freix) to adopt the agenda as posted. Carried.*

**Approve minutes of previous meetings:** *Motion: (Johnson, Freix) to approve the minutes of the November 23, 2021 minutes as amended. Carried.*

**Public comment:** None

### **Petition for Conditional Use Permit, Tax Parcel #014-02-28312743F2 for Proposed Miniature Golf:**

The conditional use is tied to Kerry Johnson's site plan. If she sells the property, the next owner can operate exactly as sited. If changes are made, then the new owners would need to amend the conditional use. A detention pond is included in the plan but may not be necessary.

*Motion: (Johnson, Pillat) to support the conditional use with the following conditions: maintain a 6ft visibility buffer (to block headlights, etc.) between commercial property and residential property to the west or a fence/berm, all lighting to be down cast especially the parking lot, to include the stormwater detention pond if possible, and to include restrictions to the deed regarding go-karts and batting cages. Carried.*

### **Review and Discuss 2022 Goals:**

Johnson will rewrite the goal sheet for review at the next meeting,

- Abbreviate watershed plan
- Pursue zoning, report from Admin
  - Township if Dunn broke away from Cty zoning
  - Incorporation
- Review goal 8 Outdoor display merchandise
- Form Green Tier sub-committee and post openings to the website
- Will attend the February Parks & Lands meeting

### **Reports:**

**Chair Report:** No report

**Administrator Report:** Thyssen reported the comp plan grant has been moved to the next level.

**Other:** None

**Set Next Meeting Date:** February 22, 2022 at 7:00 PM

**Adjourn:** *Motion: (Johnson, Freix) to adjourn at 8:10 p.m. Carried.*

Respectfully Submitted,

Kelly Murre  
Clerk