

**TOWN OF GIBRALTAR
PLAN COMMISSION
October 23, 2023, at 6:00 PM**

Call to Order: Linda Merline called the meeting to order at 6:01 PM

Roll Call/ Quorum: Linda Merline, Sara Lancaster, Paul Pillat, Tom Blackwood, and Wayne Kudick
Absent: John Selenica

Proper Notice of the Agenda: *Motion: (Paul, Tom) to approve the agenda as presented. Carried*

Approve Minutes of Previous Meeting(s): *Motion: (Paul, Wayne) to approve the amended minutes of the September 25, 2023, Carried.*

Public Comment: None

Reports:

Chair Report. Chair Merline reported on the waterfront/Kinsey meeting she attended good questions and discussion by all. Thank you, Chairman Sohns, for setting this meeting up. Wayne felt it was a good meeting as well. Chair Merline reported that the \$100,000 grant has still not been decided. Chair Merline walked the creek with Nick and habitat people. They were impressed with our creek and wilderness area. The habitat people would like to work with us, they take the dead ash trees to create fish habitat in the creek. We will see what happens and whether this project will help move the grant forward.

Green Tier Ad-Hoc committee; Chair Meline went to the local green tier meeting last week in Egg Harbor. It was a good meeting.

Town Administrator Report. None

Petition for the Grant of variance, parcel # 014391104B1, 9420 Cottage Row. Chair Merline reported that this commission does not make the final decision, but we do make a recommendation to the Town Board. The Town Board makes a recommendation to the County. Chair Merline read the petition for variance aloud. Mark Rowlan, on behalf of First Baptist Church of Fish Creek is requesting variances from Sections 3.02(3)(b) and 3.05(5) of the Door County Comprehensive Zoning Ordinance which require3s a principal structure to be at least 10' from a side lot line, at least 20' from a rear lot line, and at least 19'2" from the edge of Cottage Row right-of-way.

The applicant proposes a new entry on the west side of the building, a first-floor addition on the northeast side of the building, and a second-floor addition over the entire first floor. The additions will increase seating in the sanctuary and will create larger bathroom facilities and office spaces. The additions will be located as close as 8' 6" from the side lot line(north), 10' 8" from the rear lot line (east), and the entry will be located as close as 6'4" from the edge of Cottage Row right -of-way (west). Discussion occurred between commission and petitioner.

Motion to approve Grant of variance parcel #014391104B1, 9420 Cottage Row. by (Tom, Linda) Carried

Old Business. Outdoor Display of Sample Merchandise. Discussion occurred. Add this to the next meeting agenda on Monday December 4, 2023, 6pm.

New Business:

The commission discussed implementation of town design standards. This is timely, needed, and helpful to keep the historical aesthetic of our town. We are specifically talking about architectural standards of the exterior of buildings. Design standards help keep the town's historical look. The Plan Commission decided to discuss this further at the December 4, 2023, meeting with input from Travis Thyssen.

Chair Merline asked what goals the commission would like to look at from the Town of Gibraltar 2043 Comprehensive plan adopted on July 5, 2023.

Sara Lancaster pointed out on the comprehensive plan: 2.1 historical character of the town's small communities, action point is 2.1b the Plan Commission will work with the Gibraltar Historical Association, this stands out as a higher priority goal for the Plan Commission.

The commission discussed diversifying the economy in our town and working with DCEC investigating having Destination Door County come present to us and neighboring towns to the results of their survey. Chair Merline will call the Door County Economic Development Council. Sara called Destination Door County; they are still in the gathering part of this project.

Chair Merline would like to see workforce housing as a goal. The town is working to make sure that workforce housing goes to people that are working here.

Other: None

Set Next Meeting date: December 4, 2023, at 6:00 PM

Adjourn: *Motion: (Sara, Paul) to adjourn the meeting at 8:40 p.m. Carried*

Respectfully submitted,

Cyndi Gutschow, Clerk