

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
November 14, 2007

Staff called the meeting to order and requested a Vice Chairman be appointed for the evening.  
**Motion by Mr. Steele, seconded by Mrs. McGucken to appoint Mr. Mataczynski as Vice Chairman. Motion carried.**

Vice Chairman Kevin Mataczynski called the meeting of the Plan Commission to order at 7:03 p.m. Members present included, Vice Chairman Mataczynski, Lee Benes, Barb Bradley, Laura McGucken, Christine Nykiel and Tom Steele. Tom Muellner was absent. Dan Dziadosz and Michelle Peter were also present.

**MINUTES: Motion by Mr. Benes seconded by Ms. Bradley to approve the October 10, and 24<sup>th</sup>, 2007 minutes with the noted clarification of the fact of finding question: “the modification will adversely affect the public health, safety and welfare of the Town” a roll call was taken to reflect the correct response; Mrs. McGucken – yes, Mr. Steele – yes, Ms. Nykiel – yes, Ms. Bradley – yes, Mr. Benes – yes and Mr. Mataczynski –yes. Mr. Muellner’s response will remain the same. Motion carried.**

**PUBLIC HEARINGS:** *Attonrey Robert Reid representing Long Green, LLC requesting a rezoning from Unified Development District to Suburban Commercial District; unaddressed parcel of land behind the TJ Maxx Store sign location at 3900 Rib Mountain Drive; Pcl# 34.102807.14.23; Dkt# 07-56.* Attorney Reid and Jean Murphy representing Long Green appeared. Attorney Reid presented a narrative of findings; the DOT in 1968 put the land into a scenic easement, in the late 1980’s the land began to develop and gave rights to the Town; 2007 the DOT determined the land still belonged to them and requested the owners remove the sign or have the proper zoning to justify its existence.

Attorney Reid and Ms. Murphy are requesting that .39 acres be rezoned to Suburban Commercial.

No one spoke in favor or against the request.

**Motion by Ms. Nykiel, seconded by Mr. Steele to recommend approval of the rezoning request of .39 acres from Unified Development District to Suburban Commercial. Motion carried.**

**CERTIFIED SURVEY MAP:** *Robert Harris of Harris & Associates representing Freedom Group LLC requesting a Certifies Survey Map approval at 3553 Rib Mountain Drive; Pcl# 34.102807.04.37; Dkt# 07-57.* Mr. Dave Holzem of Harris & Associates appeared informing the Commission that they had been notified by their lenders for the need of clarification of ownership. A new CSM has been drafted to reflect the correct lots.

Dan Dziadosz stated that he approves this request.

**Motion by Mr. Steele, seconded by Ms. Bradley to recommend approval of the Certified Survey Map as presented. Motion carried.**

**NEW BUSINESS:** None

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**OLD BUSINESS: *RMMC 14 – Building Code revisions; Dkt# 07-58.*** Dan Dziadosz reviewed with the Commission that staff has been addressing areas in the building code and making adjustments to reflect the Commission’s direction. Staff is wondering if the Plan Commission wanted to address the swimming pool regulations or should it be addressed by the Public Safety Committee. Commission concurred that they would like to review changes. They requested that the changes be put together and reviewed as a packet.

***RMMC 17.056(2)(g)1 – County Forest Land Ordinance amendment; RMMC 17.024 – Lot Coverage Ratios; RMMC 17.024 & 17.059 – Canopy/Tent Accessory Structures; Dkt# 07-04.*** After viewing the noted changes the Commission requested these ordinances be taken to public hearing.

**Motion by Mr. Steele, seconded by Ms. Bradley to have the presented ordinance prepared for a public hearing. Motion carried.**

**CORRESPONDENCE:** Dan Dziadosz stated he has been contacted by an agency who was hired by the state to clean-up and dispose of excess right-of-ways in the community. Covantage credit union is requesting directional signage. This was not originally presented at the hearing. Commission members agreed to allow staff proceed with the request. Dan also reviewed outstanding issues that will need to be addressed in the near future; building code revisions, animal livestock siting, zoning occupancy bond revocation, sign code revisions, corrections to the landscaping code and the kennel ordinance.

**AJOURNMENT: Motion to adjourn by Mr. Steele, seconded by Ms. Bradley. Motion carried.**

Meeting concluded at 8:08 p.m.

Michelle Peter  
Secretary

PC Meeting 11-14-07