

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 9, 2011

Tom Mueller, Chairman, called the meeting of the Plan Commission to order at 7:01 p.m. Members present included Lee Benes, Tom Steele, Kevin Mataczynski, Jim Hampton, Laura McGucken, and Christine Nykiel. Zoning Administrator Dan Dziadosz was also present.

MINUTES: Motion by Mr. Steele, seconded by Mr. Hampton to approve the November 10, 2010 minutes. Motion carried.

PUBLIC HEARINGS: Mr. Greg Jensen, general manager of Kocourek Holdings, appeared to present their request for conditional use approval of an auto repair / body shop change of use, for the property located at 1106 Cloverland Lane. This is parcel # 34.112807.010.016; PC Docket # 2011-01.

Mr. Jensen explained the proposed use and remodeling of the facility, followed by Plan Commission questioning. The only topic of discussion was possible parking issues, especially during times when a car carrier will make on site deliveries. Staff had recommended approval subject to:

- 1.) Submittal of state approved alteration plans.
- 2.) Any expansion requires the site to be brought up to code for paving, storm water detention, and landscaping.
- 3.) No exterior storage of wrecked vehicles / parts in excess of 10 days; a cedar fenced dumpster enclosure (or better) shall be constructed if there is need for a dumpster or exterior parts storage.

Motion to approve the conditional use request, including the conditions set forth in the staff report, was made by Mrs. McGucken, seconded by Mr. Steele, and carried.

NEW BUSINESS: Staff presented a draft of RMMC Section 17.056(8)(x), regarding revisions to the detached energy systems section of the zoning code. The commission discussed all aspects of the proposed revisions and recommended staff continue working on it.

Staff also presented a question of the definition of a wall sign versus a projecting sign. The consensus of opinion was that a wall sign should be affixed to the wall, not a projecting canopy. However, it was suggested that staff review this with the attorney.

CORRESPONDENCE / QUESTIONS: The commission questioned the progress of replacing the deputy zoning administrator and were advised of the planned summer intern.

AJOURNMENT: Motion to adjourn by Mr. Steele, seconded by Mr. Mataczynski. Motion carried.
Meeting concluded at 8:10 p.m.

Respectfully Submitted,
Dan Dziadosz – Acting Secretary
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