

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
May 14, 2008

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:00 p.m. Members present included, Chairman Muellner, Tom Steele, Laura McGucken, Kevin Mataczynski and Christine Nykiel. Barb Bradley and Lee Benes were excused. Michelle Peter and Daniel Dziadosz were also present.

MINUTES: Motion by Mr. Steele, seconded by Mrs. McGucken to approve the April 23, 2008 minutes with the inclusion of Barb Bradley's name for attendance. Motion carried

PUBLIC HEARINGS: *Town of Rib Mountain proposing a modification of the Rib Mountain Municipal Zoning Code, Subchapter X, Signage Regulation, creating the following specific code section: Section 17.217(6), dealing with yard, garage and rummage sale signs; Dkt 08-13.* A member of the audience asked how the previous ordinance read. It was explained that the previous code was more restrictive, but stated that signage has always not been allowed in the road right of way.

Motion by Mrs. McGucken, seconded by Mr. Steele to recommend approval for the modification to the Rib Mountain Municipal Zoning Code creating the following specific code section: Section 17.217(6) dealing with yard, garage and rummage sale signs. Motion carried.

Brad Rohde requesting a conditional use approval of an additional driveway entrance on the same street frontage of Blackberry Drive and approval for the construction of a detached accessory building for residential storage purposes; 5901 Blackberry Drive; Dkt# 08-15. Mr. Rohde appeared requesting the construction of a 40' x 60' storage garage to house his 5th wheel motor home, boat and other personal "toys".

Commission members discussed at length the size of the building, height, location and potential neighborhood concerns. The Commission reviewed the conditional use ordinance & criteria for the conditional use approval

No one spoke in favor or against the request.

Motion by Mr. Mataczynski to recommend approval of the conditional use request with the suggestion the front coincide with materials on the house. Discussion ensued and Mr. Mataczynski withdrew his motion. Motion Mr. Steele, seconded by Mrs. McGucken to table the conditional use approval and requested Commission members drive by the property and review the site. Motion carried.

Jeff Heil requesting a conditional use approval of an additional driveway entrance on the same street frontage of South Mountain Road and approval for the construction of a detached accessory building for residential storage purposes; 1003 South Mountain Road; Pcl# 34.175.00.04; Dkt# 08-17. Mr. Heil appeared seeking to construct a 26' x 40' accessory garage with the purpose of storing his motor home and boat. He is located next to the power lines and ATC has given him permission to build on his lot now because of the lines being raised higher and relocated. They also provided Mr. Heil with an easement. He noted the building would match his residence.

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No one spoke in favor or against the request.

Motion by Mr. Steele and seconded by Ms. Nykiel. to recommend approval of an additional driveway entrance on South Mountain Road and conditional use request for the construction of a 26' x 40' accessory garage. Motion carried.

CERTIFIED SURVEY MAP: None

NEW BUSINESS: *Short term lenders – restriction; Dkt 08-16.* Dan Dziadosz stated the Town Board did not agree with the Commission's recommendation to regulate short term lenders through licensing. Commission members stated there needs to be a lot of research done such as zoning districts, legality and the definition of lending institutions.

OLD BUSINESS: None

CORRESPONDENCE and QUESTIONS: Dan informed the members the Jevovah's Witness Church will be replacing their parking lot. Staff will handle this request. The Town has been notified by the state that it is requiring a site plan modification to the Lokre Mall on Rib Mountain Drive. The Doepke Park area will be seeking some site plan modifications in the near future. There are public hearings scheduled for the next meeting

AJOURNMENT: Motion to adjourn by Mr. Steele, seconded by Mr. Mataczynski. Motion carried.

Meeting concluded at 8:22 p.m.

Michelle Peter
Secretary

PC Meeting 5-14-08