

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
September 22, 2010

Tom Mueller, Chairman, called the meeting of the Plan Commission to order at 7:00 p.m. Members present included Lee Benes, Tom Steele, Kevin Mataczynski, Christine Nykiel, and Laura McGucken, a quorum. Jim Hampton was excused. Deputy Zoning Administrator Bill Hebert was also present.

MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the July 28th, 2010 minutes. Motion carried.

PUBLIC HEARINGS: Ron and Joan Wimmer, requesting: A rezone from Suburban Office to Unified Development District with General Development Plan and phased Precise Implementation Plan approval, in accordance with RMMC 17.233 (5). This phased development would begin with the rebuilding of a single family home above a commercial office walkout floor. Legally described as Section 10-28-07 part of the SW ¼ SE ¼ SE ¼ SW ¼ and part of out lot 4 Woodlawn Pines Plantation Lot 1 CSM Volume 57 page 96 (#13159) Ex Doc #1381579 – (HWY) 1173505 149931 9.62 acres; aka 4202 Hummingbird Road. PC Docket 2010-19.

Ron Wimmer provided a brief history of the area known as the Schuette Mansion. The Wimmer's home burnt down this summer. They would like to rebuild and continue to live at the location.

Wally Binder, Architect for Binder-Ghidorzi Architectual Services, described the new design as a Georgian Style building, that would be used primarily as a single family home with easy conversion in the future to a commercial office building.

Bill Hebert reviewed the staff report regarding the project. The Wimmer home was originally built in 1965, but has since been rezoned to Suburban Office. The future land use and vision for the area is an office and medical corridor along Highway R. Once the Wimmer's expressed their desire to rebuild, staff provided them a few options including: rezoning to a residential district, applying for a use variance, or applying for a rezone to UDD among other options.

This proposal is a multi phased development. The first phase would be the rebuilding of the single family residence with the ability to convert to a commercial office use. Future phases would include potential development of four additional lots/building sites, with storm water review and a development agreements for public improvements at that time.

Plan Commission members discussed the difference between a commercial office and a home occupation for Mr. Wimmer's businesses (Scott Wimmer Racing, Wimmer Construction, and RSW Investments). The consensus was that if Wimmer would fall under the 25% floor area allowance for home occupation that the building should be considered single family. The commission also felt that office uses should be the primary consideration for future development of the office park.

There were no public comments.

Motion by Mr. Steele, seconded by Mrs. McGucken to recommend approval for a rezone from Suburban Office to Unified Development District and approval of the General Development Plan with Phase 1 Precise Implementation Plan approval for the reconstruction of single family home with future conversion to office. Motion carried.

CERTIFIED SURVEY MAP APPROVALS: None.

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NEW BUSINESS: Tom Brunner, Attorney, for Gerald and Linda Standiford, requesting a special use approval to storage up to 10 full cords of wood per RMMC 17.053(8) and 17.056(8)(w). Legally described as Lot 4 block 11 of L.M. Schoeder's Rib Mountain 3rd Addition; aka 5706 Rib Mountain Drive. PC Docket # 2010-20.

Attorney Brunner reviewed the Standiford's application for the plan commission. The Standiford's heat there home primarily with wood. In a normal heating season they burn 5-6 cords of wood. For efficiency and chimney safety reasons it is best to dry wood at least one year. The wood pile would remain in the rear yard, five feet from all property lines.

Currently access to the rear yard is taken from a public bridal path off of Ivy Lane. The Town is in the process of abandoning the bridal path; adjacent properties will gain ownership. The Standiford's understood that they would need to obtain an easement for access or they would have to access through their side yard to the back.

Motion by Mr. Matacynski, seconded by Ms. Nykiel, to approve storage of up to 10 full cords of wood, provided they meet all setbacks. Motion carried.

OLD BUSINESS: Stavely LLC, (PETCO Mall) Minor Site Plan Modification of previously approved Monument Sign at 4440 Rib Mountain Drive; PC Docket 2010-13. Mr. Hebert apprised the Plan Commission that the Town Board is in the process of leasing a small portion of the right-of-way to Stavely for their monument sign. This leased area is immediately adjacent to the Stavely property and would not hinder and traffic clearances.

CORRESPONDENCE and QUESTIONS: Mr. Hebert reported that their will be a full agenda for the October 13th meeting with three public hearings.

Mr. Matacynski inquired about our Outdoor Wood Burning ordinance. OWU's are a conditional use in districts with minimum acreage of one acre or more.

AJOURNMENT: Motion to adjourn by Mr. Hampton, seconded by Ms. McGucken. Motion carried.
Meeting concluded at 8:04 p.m.

Respectfully Submitted,
Bill Hebert - Secretary
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