

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
March 11<sup>TH</sup>, 2015

Chairman Kevin Mataczynski called the meeting of the Planning Commission to order at 7:00 PM. Commission members present included Jim Hampton, Laura McGucken, Harlan Hebbe, Tom Steele, and Christine Nykiel. Also present was Zoning Administrator Dan Dziadosz and Planning Assistant Spencer Houk.

MINUTES:

**Motion by Tom Steele to approve the December 10<sup>th</sup>, 2014 regular planning commission meeting minutes. Seconded by Jim Hampton. Motion carried 6-0.**

PUBLIC HEARINGS: **NONE**

CERTIFIED SURVEY MAP(CSM) APPROVALS: **NONE**

NEW BUSINESS:

- a) *Discussion requesting the proactive rezoning of the properties addressed 201, 203, 205, 209, 211, 301, 305, and 307 Sunrise Drive from Suburban Residential-3(Single Family) to Mixed Residential- 4 (duplex). Legally described as Big Valley Preserve lot(s) 1,2,3,4,5,6,7,8. Also brought forth for discussion was the proactive zoning of the adjacent state owned storm water detention area, from Suburban Residential- 2 to Outdoor Recreational.*

Dan Dziadosz explained that previously there has been interest by builders to build duplexes on these lots. He further explained that the Staff is aware of the noise associated with the nearby highway. Staff believes that this use will blend with the existing neighborhood as well, and proactively zoning the adjacent lot to Outdoor Recreation will confirm the comprehensive plan's goals. . The Commission commented and questioned on the merits of this zoning change. Commission questioned if the Outdoor Recreational of the adjacent lot in the zoning change is included in this, staff explained that it would be included as well.

**Motion by Tom Steele to recommend and send to Public Hearing. Seconded by Jim Hampton. Motion carried 6-0.**

- b) *Discussion of rezoning a new parcel of land on the corner of Lakeshore Drive and Rainbow Lane, pending the disposition of former right of way acquisitions. Tentatively addressed as 411 Rainbow Lane.*

The Department of Transportation is looking to dispose of what they consider excess right of way, and the Town had received a letter from the DOT stating they would be interested in selling. Town staff stated previously the Town has no interest in the parcel; however the question was referred to Sanitary Department. The Commission then discussed and commented on potential uses of the property, given the small size of the parcel and the surrounding zoning uses. The Commission arrived at the decision to hold off discussion pending an answer from the Sanitary District.

OLD BUSINESS:

- a) *Discussion regarding a Conditional Use interpretation/ modification of the permitted outdoor display of vehicles for the property addressed 3003 North Mountain Road; Parcel #34.42807.016.007.00.00; PC Docket # 2014-28*

Dan Dziadosz brings the discussion forward by explaining that the Town had received the Attorney's interpretation of the original conditional use. Staff explained the Town had held off any enforcement action till the Planning Commission had seen the Attorney's interpretation. The Commission then discussed the commercial use of the property in the suburban residential setting. Laura McGucken stated that the property looked messy, and that the Attorney stated that the property owner is required in the original conditional use to maintain the landscaping. The property owner commented that he will be conducting maintenance on the property this summer. Staff explained that if the Commission is agreeing with the Attorneys interpretation it should go back to the December 10<sup>th</sup>, 2014 motion; and modify or rescind it.

**Motion by Laura McGucken to rescind the December 10<sup>th</sup>, 2014 motion;  
"Motion by Kevin Mataczynski to support option 3 and disapprove any  
substitution of rental trucks/ vans/ trailers for the "cars" indicated in the original  
approval. Seconded by Laura McGucken. Motion carried 5-1, with Jim  
Hampton dissenting;"  
based on the attorneys interpretation. Seconded by Harlan Hebbe. Motion carried 6-  
0.**

Commission then questioned if they needed to take any further action regarding the U-Haul rental. Commission came to the conclusion that the original conditional use was sufficient, based on the correspondence received from the Attorney. Staff explained that they were previously limited to 12 cars; 6 for repair and 6 for sale. The Commission came to the conclusion that the interpretation means; there shall be no more than 6 box trucks in front, trailers are to be considered vehicles, and that the box trucks must be 14' or less to be parked in front. Anything over 14' must be parked behind the fence. Christine Nykiel questioned if the property owner and tenant understood the conditions that the commission had agreed upon. Both stated that they understood.

#### CORRESPONDENCE/ QUESTIONS:

- a) Dan Dziadosz brought forth an article from the Urban Land Institute, regarding private accessory dwellings, sometimes referred to as Mother in Law suites. The Commission discussed that they should be proactive on the issue, and concluded that this should be discussed later on. Christine Nykiel stated that she would conduct some research on the subject.
- b) Laura McGucken brought forth discussion that she is on the Marathon County Zoning Review Committee, and that Marathon County is revising its zoning ordinance. She stated that if there is anything that the Commission would like to see included or to be looked at to mention it to her so it can be brought up for discussion.
- c) Laura McGucken inquired about the hiring of the new Community Economic Development Director. Dan Dziadosz stated that he will be starting on March 30<sup>th</sup>, 2015.
- d) Christine Nykiel welcomed the addition of Spencer Houk to the Town of Rib Mountain.

#### ADJOURN:

**Motion by Tom Steele and seconded by Jim Hampton to Adjourn. Motion Carried 6-0.  
Meeting Adjourned at 8:09 p.m.**

Respectfully Submitted,  
Spencer Houk, Planning and Zoning Assistant