

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
June 22, 2016

Acting Chairman Harlan Hebbe called the meeting to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Ryan Burnett, Laura McGucken and Tom Steele. Christine Nykiel and Jay Wittman were excused. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the June 8, 2016 Plan Commission meeting, as presented. Motion carried 4-0. Tom Steele abstained from voting.**

CERTIFIED SURVEY MAP APPROVALS:

- a. *Thomas Schuette, owner, requesting Certified Survey Map approval for the property addressed 7401 Bluebell Lane, parcel #34.208.000.031.01.00. Docket #2016-31*

Community Development Director Kunst stated the request for approval of the presented CSM is intended to allow for the re-division of lots originally part of Countryside Estates 1<sup>st</sup> Addition that were previously combined in 2005 for tax purposes. Kunst also noted that the proposal calls for additional lands to be added to the original lots numbered 46 & 47, and that Proposed Lot 3 is outside of the subdivision boundary.

Plan Commission members confirmed that the zoning districts have remained consistent with the original subdivision plat and they received clarification on the extent of add lands to original Lots 46 & 47. Additionally, they questioned the applicant if the original covenants were still applicable and if the lots would be served by municipal water or private systems. Mr. Schuette noted the easement along the east boundary of the CSM is for his private municipal water and the intent was for the lots in discussion to be serviced by private systems. Schuette added he assumed that the covenants would still be place, but was not 100% sure.

Commissioners discussed the importance of maintaining the subdivisions original covenants, and noted that any recommendation should include confirmation that they still apply.

**Motion by Jim Hampton, seconded by Tom Steele to recommend approval of the Certified Survey Map for the property addressed 7401 Bluebell Lane, pending verification that the original covenants of Countryside Estates remain in place for proposed Lots 1 & 2. Motion carried 5-0.**

OLD BUSINESS:

- a. *Discussion of possible amendments to RMMC Section 17.056(8)(x) – Detached Energy Systems, related to Solar Panels. Docket #2016-25*

Kunst began with a brief review of previous Solar Energy discussions, stating that the intent of this conversation was to get general direction for future ordinance amendments that will permit by-right some solar energy systems. Kunst noted State Statutes limit the amount of regulation a municipality has on solar energy access and that staff had provided some potential definitions and criteria for future approvals.

Plan Commission members identified flush mounted or building integrated solar energy systems located on the rear or side of homes are locations and applications with which they feel comfortable. They indicated they would like to see examples or images of systems mounted on brackets at a different angle from the roof, as well as, those located on the street facing side of the house. In addition to panels mounted on primary structures, Commission members questioned the placement of solar energy systems on detached buildings and the need to incorporate location into future definitions and regulations. Commissioner Steele requested a site visit to 101 E. Rib Mountain Drive when that previously approved solar energy system is completed, so that Commission members can get a better understanding of the panel's appearance.

*b. Discussion on possible amendments to RMMC Subchapter X – Signage Regulations related to electronic message signs. Docket #2016-06*

Discussion began with Kunst reviewing Plan Commission's previous recommendation for a prohibition of electronic message signs and Town Board's direction to determine a method of regulation, rather than a prohibition. It was noted common areas of regulation include; display time, message transitions, brightness levels, total size, location, and malfunction responses.

Commissioners indicated their concerns are for the overall appearance of the commercial corridor, traffic safety, and enforceability. A potential solution noted was to regulate them by size and appearance to the point they become undesirable for business owners. Another suggestion was to establish a set of design standards for their color, size, and monument design to create a uniform appearance along Rib Mountain Drive. Other Commission members indicated public safety was the main concern and regulations should be geared towards limiting the amount of potential distractions they create.

**CORRESPONDENCE/QUESTIONS:**

*a. Town Board Update*

Kunst gave a brief recap of the Petro Mart court decision and the basics of the applied remedy. It was also noted that Bill Shnowske, Royalty Custom Homes, would be having his pre-application discussion with Town Board on June 30.

**PUBLIC COMMENT:**

- a. Marilyn Mohr questioned the progress of the former BOJO's bar, Mr. Kufahl and Kunst noted that a previous site visit indicated they were nearing completion of the construction/remodel and that they were in the process of finding staff.

**ADJOURN:**

**Motion by Tom Steele, seconded by Ryan Burnett to Adjourn. Motion carried 5-0. Meeting adjourned at 8:05 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator