

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 8, 2016

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

MINUTES:

Motion by Jim Hampton, seconded by Christine Nykiel to approve the minutes of the May 25, 2016 Plan Commission meeting, as presented. Motion carried 5-0.

Public Hearings:

- a. *Finishing Touch Signs, agent, requests conditional use approval for a changeable message sign at the property addressed 4301 Rib Mountain Drive, Parcel #34.112807.011.012.00.00, per RMMC Section 17.213(1)(c-1) – Changeable Message Sign. Docket #2016-26.*

Applicant rescinded their Conditional Use application. No action was taken on the request.

NEW BUSINESS:

- a. *Pre-application discussion regarding potential rezoning and subdivision of parcel #34.162807.003.000.00.00, Docket 2016-29.*

Steve Kunst began discussion with a brief review of the Hall Farm property and the applicant's intention to discuss future development on the northernmost parcel. Bill Shnowske, Royalty Custom Homes, presented a multi-phased approach to development of the entire Hall Farm property, focused primarily on the north parcel, but also included some discussion on the southeast parcel.

Phase 1 of the proposal included 22 lots ranging in size from 0.75 to 5 acres, with the intent to build 1 to 3 mid-high to high end homes per year with a projected completion of 7-10 years. It was noted the long-term completion strategy was designed to minimize stress and impact on traffic, services, schools and neighborhood dynamics.

Phase 2 & 3 focused on the southeast parcel and included a transitional area for retirement style community or professional service type commercial and 36 residential lots averaging 0.65 acres intended for mid-level priced home development similar to EZ Acres/Zoromski Heights subdivisions. The intent was to build 5-7 homes per year with the same 7-10 year completion timeframe.

Phase 4 was presented briefly and focused on the challenges presented by wetlands, navigable waterways, street development, and sewer and water access. Shnowske indicated a partnership with the Town would be required to help offset the cost of development in this area.

Plan Commissioners indicated a number of concerns. Northern parcel density and its impact on traffic along Bellflower and Bittersweet at intersections, corners, and South Mountain School was the primary concern. The Plan Commission noted a development of the size proposed would require a north to south connector street to County Road N for them to feel comfortable with the density. The Commission also mentioned a traffic study or other factual evidence related to traffic flow in that area would be needed in order to hold a full discussion. Another major concern mentioned was stormwater management and the subsurface water coming from Rib Mountain itself. Commissioners Hampton and Wittman expressed concern that typical stormwater management practices may not be adequate to handle the unique water situation in this area.

b. Discussion and possible action to establish the Plan Commission Chairperson

Kunst stated Town Board Chairman, Al Opall, is seeking to appoint a new Plan Commission Chairperson and is looking for interested parties. Harlan Hebbe was identified as the lone interested Commissioner in the position.

c. Discussion and possible action to establish the Plan Commission Vice-Chairman

Kunst indicated the Plan Commission Rules of Order dictate the Commission have an acting Vice-Chairperson nominated amongst the group. The Commission noted they would establish the Vice-Chairperson upon successful appointment of the Chairperson.

CORRESPONDENCE/QUESTIONS:

a. Electronic Message Signs

Kunst noted the Town Board chose to deny zoning ordinance amendments to prohibit Electronic Messaging Signs and has directed Plan Commission to establish regulations governing their use. Multiple members of Plan Commission expressed concern over the potential for a Las Vegas like strip along Rib Mountain Drive and the potential for traffic safety issues due to distracting transitions and video boards. Wittman noted if used correctly and respectfully, Electronic Message Centers are a great tool for business to communicate with the public.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Jim Hampton, seconded by Christine Nykiel to Adjourn. Motion carried 6-0. Meeting adjourned at 8:21 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator