

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
August 10, 2016

Chairman Harlan Hebbe called the meeting to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Ryan Burnett, Jay Wittman, Laura McGucken, Christine Nykiel and Tom Steele. 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 July 27, 2016 Plan Commission meeting. Motion carried 7-0.**

PUBLIC HEARINGS:

- a. *Charles Janssen, applicant, requests an amendment to the Rib Mountain Zoning Map for the property addressed 7408 Bittersweet Road, from Estate Residential-1 to Rural Agricultural-1, Parcel #34.212807.016.000.00.00. Docket #2016-38*

Community Development Director Kunst began the discussion with an overview of the proposal, indicating that the applicant's request is consistent with the future land use map for that parcel and that the current uses of the property would conform to the zoning standards of the proposed district. Mr. Kunst also noted that if rezoned, it is the intent of the applicant to apply for a conditional use for an extraction use to allow for the sale of sand mined from the property.

Christine Nykiel, referenced minutes from a previous pre-application discussion, and questioned if the excavation for the pond and the construction of the new home would be simultaneous. Mr. Janssen, applicant, indicated that it would likely be two to three years after the start of the excavation before they would build the house.

Mr. Kunst addressed the process of an extraction use approval and indicated that hours of operation, timeframe, and reclamation plans are all items that Plan Commission would be able to consider at the time of the conditional use approval.

Chairman Hebbe asked the applicant if they had found a company that would extract and store the sand off site, to which the applicant stated they had not, due to the additional cost associated with transportation. The applicant's agent noted that the demand for sand will dictate the duration of the extraction, but they would like to have it completed in a timely manner, so that the Mr. Janssen can build their house without the distraction of the excavation.

Commissioners questioned the process of extracting and storing the sand. The applicant's agent noted that they would typically remove about 1000 yards, stockpile it on site, and wait until that was removed before moving on. He also noted that the sand has a fair amount of clay fines, which limits the amount of wind throw if stockpiled on site and eliminates the need to tarp the piles.

Jay Wittman asked the applicant if they had spoken with the neighbors in regards to the future extraction use and pond, to which Mr. Janssen indicated that they have spoken with a number of neighboring property owners and have received favorable responses from all.

Additionally, Mr. Hebbe asked if they had spoken with Marathon County about their permitting process and the applicant noted that they had and that the County was more concerned about the Town's Zoning regulations at this time.

Chairman Hebbe opened the floor to public comment. No comments were expressed.

**Motion by Laura McGucken, seconded by Jim Hampton to recommend approval of the rezoning application from ER-1 to RA-1 for the property addressed 7408 Bittersweet Rd. Motion Carried 7-0.**

The agenda was amended at this point to allow the pre-application discussion to precede the New Business portion of the meeting.

OLD BUSINESS:

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

Bill Shnowske, Royalty Custom Homes, recapped his previous discussions with Plan Commission and Town Board and presented a revised development plan for the northern parcel of the Hall Farm Property. The new proposal split the northern parcel into 2-20 acre pieces, of which, Mr. Shnowske proposed 8 lots on the northern most half with an extension of Begonia St. Mr. Shnowske indicated that this proposal is the lowest density that would allow for economic viability based on the current market needs and valuations.

Additionally, he noted that the proposal would limit the impact of additional traffic on Bellflower and Bittersweet to an estimated 14.2% increase based on a 4-5 year development timeframe and reduced home density, and increase the town's tax base by \$7.5 Million.

Plan Commission expressed concern about the potential for making a bad traffic situation worse by increasing the amount of potential traffic on Bellflower and Bittersweet and indicated that the new proposal does not get us any closer to a road connection with South Mountain Rd. They cited increased traffic levels during school pick up and drop off and recent weather events that closed roads due to downed trees and branches. They noted that they would like to see an easement or right of way dedication to the South indicated on future proposals, as well as, being able to see a preliminary plat to better understand the scope and direction of the development. A number of commissioners also indicated that they would like confirmation from SAFER that the increased cul-de-sac length would be acceptable for emergency response.

Mr. Shnowske noted that while he understands that there is a perceived need for an additional road to South Mountain Rd, it is not possible to develop all of the land at once and needs to be developed in pieces. He noted that Town Staff had researched funding mechanisms for the road development and that it was not even feasible from the Town's perspective.

Additionally, a number of members from the Hall Family spoke noting their frustration with the process for development and that they felt their opinions were not being heard or considered during the course of multiple meetings over multiple years. The Hall Family indicated that they need to start somewhere and felt that they are being held responsible for previous poor development.

Chairman Hebbe asked commission members for some direction for the Hall Family and Mr. Shnowske, to which a majority of members indicated that they would be ok with the proposal provided they saw a preliminary plat indicating the scope of development, there was a dedicated right of way to connect/direct a road toward South Mountain Rd, and that SAFER was ok with the new cul-de-sac length. Two members indicated that they would still oppose the proposal.

NEW BUSINESS:

*a. Discussion on potential amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, related to Electronic Message Signs. Docket #2016-06*

Steve Kunst opened the presentation by stating that this discussion was intended to provide staff with additional direction to determine a new method of regulating electronic message signs. Mr. Kunst provided Plan Commission with a list of potential items that could be regulated and asked for feedback on each as the discussion progressed. The following items were presented and are followed by Plan Commission's responses.

- (a) Allowed via conditional use permit and may only be installed as an integral or subordinate portion of a monument or pylon sign. – Pylon signs were ok only in the HWY 51/29 Overlay District and they would limit to either a monument or a pylon and not both for an individual parcel.
- (b) Conditional Use only in UC or UDD zoning districts, could also consider SC, SO, and SR-3 districts where they are currently located. – Plan Commission felt that there use in the SO zoning district was not needed. SC zoning had some concern related to its proximity to residential lots. SR-3 uses are currently churches, which prompt members to consider differences in uses.
- (c) Lighting Elements cannot be visible from residential zoning districts – Commissioners preferred to see a distance regulation, and asked staff to bring examples of various distances.
- (d) Static Displays only, no transitions, flashing or other movement – Plan Commission agreed
- (e) Display intervals, which are currently set at 30 seconds – Opinions varied from 15 seconds to 1 time per day.
- (f) Percentage of Total Sign area, examples of current signs were provided. – Most commissioners felt 50% of total monument sign was acceptable if designed correctly, and indicated we may want to consider design standards and/or a maximum total electronic size in conjunction with the percentage allowable.
- (g) Automatically adjust to ambient light conditions – Commission members all agreed
- (h) Display face to go dark or turn off if damaged or malfunctioning – all members agreed.

*b. Discussion on potential amendments to Rib Mountain Municipal Code Section 17.056(8)(x) – Detached Energy Systems, related to Solar Panels. Docket #2016-25*

This discussion item was postponed to a future meeting due to time considerations.

CORRESPONDENCE & QUESTIONS: Nothing at this time

PUBLIC COMMENT: No Comments at this time

**ADJOURN:**

**Motion by Tom Steele, seconded by Jay Wittman to Adjourn. Motion carried 7-0. Meeting adjourned at 8:49 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator