

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
June 8, 2011

Tom Mueller, Chairman, called the meeting of the Plan Commission to order at 7:00 p.m. Kevin Mataczynski and Christine Nykiel had called in for an excused absence. Members present included, Tom Steele, Jim Hampton, Laura McGucken and Lee Benes. Zoning Administrator Dan Dziadosz and Planning Intern Ryan Petrie were also present.

MINUTES: Motion by Mr. Steele, seconded by Mr. Hampton to approve the April 27th, 2011 minutes. Motion carried.

CERTIFIED SURVEY MAPS: Central Wisconsin Engineers had submitted a survey for the DNR, who are purchasing a strip of land adjacent to the State Park. Part of the purchase / survey includes disposing of the unusable parcel into outlots, adjacent to the existing Hidden Springs Plat lots. Staff explained that this would clear up some discrepancies in the 24' strip of land. Staff will handle this as a staff approval. The Plan Commission consensus was to proceed with a staff approval. Parcel # 34.052807.012.002.00.00; PC Docket #2011-07.

PUBLIC HEARINGS:

HSH Mountain Properties, LLC., requesting a conditional use approval for an outdoor display use per Rib Mountain Municipal Code, Section 17.056(4)(d), indoor maintenance service with auto repair/body work, per Sec. 17.056(4)(e), and signage per section 17.216(8). Parcel # 34.142807.006.003; also known as 908 Tulip Lane. PC Docket #2011-08. Karen Hocking and Henry Yach, appeared representing HSH to explain what operations would occur, and the improvements that would happen to the property. New minimal wall sign is planned and would be located at the corner of Tulip Lane and Lilac Avenue. A short discussion occurred in regards with the improvements and signage, including a new monument style of pylon sign to be located on the corner of Tulip and Lilac. Staff had recommended approval subject to:

1. Submittal of state approved alteration plans if needed.
2. Any expansion requires the site to be brought up to code for paving, storm water detention, and landscaping.
3. No exterior storage of wrecked vehicles/parts in excess of 10 days; a cedar fenced dumpster enclosure (or better) shall be constructed if there is need for a dumpster or exterior parts storage.
4. Parking area stripping for both handicapped and regular patrons, employees, and other use (rental vehicles).

Motion to approve the conditional use request, including the conditions set forth in the staff report, was made by Mr. Steele, seconded by Mr. Hampton. Motion carried.

Modification of RMMC Sec.17.056(8)(X) Outdoor Wood Burning Unites – Detached Energy Systems. PC Docket #2011-05. Tabled from 4-27-11 meeting.

Motion to table for next plan commission meeting was made by Mr. Steele, second by Mr. Hampton, Motion carried.

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NEW BUSINESS: Christina Beidel, of Curves, appeared to discuss the potential to move her business into 2702 Martin Avenue. The commission discussed all aspects of the definitions and examples for personal services versus indoor entertainment style of training facilities. The commission recommended that this business be considered as a personal service use, and that an interpretation to that effect was appropriate.

Staff presented an interpretation related to Architectural Design Standards, RMMC Section 17.059(1)(a)(7), regarding steel roofing materials. The commission had a brief discussion about the different types of steel roofing materials. The commission concensus was to recommended approval of the interpretation regarding steel roofing, allowing for colored fastened ribbed steel roofing, in addition to the standing seam steel roofing in the Architectural Design Standards.

OLD BUSINESS: Question was asked about the annual review of the landscaping at Bone & Joint Clinic, located at 5200 Hummingbird Road. Staff will be looking into this issue.

With no other business, correspondence, or questions, Motion to Adjourn Mr. Steele, second Mrs. McGucken, Motion carried. Meeting Adjourned 7:55 pm.

Respectfully Submitted,
Ryan Petrie