

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
FEBRUARY 22, 2012

Chairman Tom Mueller, Kevin Mataczynski called the meeting of the Plan Commission to order at 7:00 p.m. Members present included, Jim Hampton, Tom Steele, Christine Nykiel Kevin Mataczynski, Laura McGucken and Lee Benes. Also present Zoning Administrator Dan Dziadosz and Deputy Clerk Michelle Peter.

MINUTES: Motion by Mr. Steele and seconded by, Mr. Hampton to approve the January 11, 2012 minutes. Motion carried.

PUBLIC HEARINGS:

- a. The Town of Rib Mountain requesting modification of the building Code related to building code permits, fees and requirements, specially modifying sections: RMMC Section 14.01 Permits, Fees, Inspections: RMMC Section 14.02 Building Code; and RMMC Section 14.06(3) Mining Permit Fee. PC docket #2012-.03.
- b. The of Rib Mountain requesting modification of the Zoning Code related to fences, specially modifying RMMC Section 17.190 Fencing Standards. PC Docket 2012-04.

Zoning Administrator/Building Inspector Dan Dziadosz reviewed the proposed modifications to the building code permit, fees and requirements. He noted the Town Board requested that these changes be brought to the Plan Commission for a public hearing. The changes include permits on construction, heating, ventilating, air conditioning, re-roofing and siding. He noted that the Town is attempting to follow suit with the city of Wausau on permits and inspection.

Members discussed the intent of the language in the ordinance. Dan Dziadosz addressed the need to inspect replacements of heating and cooling units for safety issues. He also pointed the state of Wisconsin will be implementing new regulations next year, requiring inspection of commercial plumbing and electrical.

Harlen Hebbe, 112 Larkspur Lane; asked committee members to comment if they had heard of an incidents of improperly installed units, he objected to the fee and questioned the enforcement .

Commission members further discussed the intent and directive that the Town Board was seeking. They agreed that there was not enough information provided to make an appropriate recommendation. They agreed three areas need to be addressed, new construction, alterations and replacing in kind. Members were however; in agreement with the fencing standards and permit requirement.

Motion by Tom Steele, seconded by Lee Benes to recommend denial of the first two items; building code permits, fees and changes on heating, ventilating, air conditioning, re-roofing and siding, while approving the fencing standards. Motion carried 5 to 2 with Laura McGucken and Kevin Matatczynski opposing.

- c. PCW Properties LLC, d.b.a. Car Buff's requesting conditional use approval for an outdoor display use per RMMC Section 17.056(4)(d),for vehicle sales. On the premise legally described as Parcel 1 of certified servey map #10298; as known as 4301 Rib Mountain Drive. Parcel # 34.112807.11.12. PC Docket 2012-05.

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Clay Weber, owner of CarBuff's appeared requesting approval for used vehicle sales at his business. He is seeking to sell 2 or 3 at a time on site, which has ample space for the vehicles. He noted he holds a dealer's license with the state of Wisconsin.

Commission members strongly recommend no usage of flutter flags or banners and if he had the appropriate signage for a dealership.

No one spoke in favor or against the request.

Motion by Laura McGucken, seconded by Kevin Mataczynski to recommend approval of the conditional use request for an outdoor used car display with the conditions not to have more than four vehicles at one time on site, no additional exterior signage and if signage is needed that all sign changes be approved by staff. Motion carried.

CERTIFIED SURVEY MAP APPROVALS: None

NEW BUSINESS:

- a. Rib Mountain Secure Storage pre-application conference. To be located at 6600 South Mountain Road. Part of parcels 34.182807.15.02,.06,.07 & .08. PC Docket #2012-26.

Pam Larkin and Dan Berg dba Rib Mountain Secure Storage appeared seeking a pre-conference to discuss a mini-warehouse storage facility at 6600 South Mountain Road. Dan Dziadosz informed the Commission the site is one of only two small areas in the Town zoned Suburban Industrial.

Commission members asked what the Town's long range plan was for the area. It was noted this is a remote area of the town and the site itself has little to offer and the proposed plan would be a good fit, especially adjacent to the mining pits and yard waste site. The members also discussed issues that have surfaced; a new CSM for the entire parcel, the 0.8 bufferyard requirements and landscape issues.

The Commission addressed the possibility of revising the landscaping requirements for having less restrictive requirements for personal storage facilities and the option of rezoning to a UDD district to have more leverage. The members supported the mini-warehouse location and leaned towards a UDD district.

OLD BUSINESS: (TABLED)

- a. State Park Speedway site plan modifications; PC Docket #2011-13:

CORRESPONDENCE/QUESTIONS: Dan plans to address the flutter flags at car dealerships.

ADJOURN: Motion by Mr. Steele and seconded by Mr. Mataczynski to adjourn. Motion carried 7-0.

Meeting Adjourned 8:07 pm.

*Respectfully Submitted,
Michelle Peter, Deputy Clerk*