

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
December 10, 2008

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:00 p.m. Members present included, Chairman Muellner, Kevin Mataczynski, Lee Benes, Tom Steele and Christine Nykiel. Laura McGucken was excused. Dan Dziadosz and Michelle Peter were also present.

MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the November 12, 2008 minutes. Motion carried

PUBLIC HEARING: Graphic House representing Immanuel Baptist Church requesting a conditional use to allow a monument sign with two electronic reader boards in a residential zoning district. Mike Johnson of Graphic House appeared representing Immanuel Baptist Church. He stated the sign would be an eight foot high v-shaped monument sign. It would be lit internally and have a LED reader board below and amber in color. Landscaping would also be completed around the sign.

No one spoke in favor or against the request.

Motion by Ms. Nykiel seconded by Mr. Benes to recommend approval for a conditional use request for Immanuel Baptist Church to erect a v-shaped monument sign with internal lighting and two amber LED lighting reader boards. Motion carried with 4 approving votes and Mr. Steele abstaining.

Town of Rib Mountain requesting an amendment to the Town Official Map including road extensions and general road planning for future streets. Dan Dziadosz presented the proposed road extensions for final review. Chairman Muellner expressed the need to reconsider an extension in the South Mountain Estates subdivision. Currently there is only one way in and out. After some discussion it was the consensus of the commission to include an additional road extension from the proposed subdivision area to County Highway N.

Motion by Mr. Steele, seconded by Mr. Mataczynski to recommend approval for the amendment to the Town's Official Map including road extensions and general road planning for future street as amended. Motion carried.

CERTIFIED SURVEY MAP: None

NEW BUSINESS: None

OLD BUSINESS: None

CORRESPONDENCE and QUESTIONS: Dan Dziadosz presented correspondence he had found pertaining to Special Exceptions, Conditional uses and Variances for the members to review. This was in relation to previous fence issues.

He also discussed the possible need to address "mother-in-law" living quarters as a number of questions have been raised about extended families and number of people per dwelling. The commission suggested reviewing the definition of family.

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The last question involved the current existing non-conforming issues ordinance. The commission consensus was that 50% of a one floor (ranch style dwelling) with a full basement would allow a second story to be added. Staff should review the definition of floor area. Also, a non-conforming detached garage could be rebuilt as an attached garage. Members asked for the non-conforming issues to be placed on the next agenda, due to the increased setback requirements for adjacent property when a non-conforming setback is reviewed.

**AJOURNMENT: Motion to adjourn by Mr. Steele seconded by Mr. Mataczynski
Motion carried.**

Meeting concluded at 7:50 p.m.

Michelle Peter, Secretary

PC Mtg 12-10-08