

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
September 10, 2008

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

**MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the August 27, 2008, minutes. Motion carried.**

Chairman Muellner requested items be taken out of order.

**NEW BUSINESS: David Gibbs representing “Caring Hands Activity Center, LLC”, requesting special use approval for a change of use at 1807 North Mountain Road from office use to an indoor institutional use (adult daycare); Docket# 08-38.** Dan Dziadosz explained the change of use. The change meets all the requirements under the current zoning.

**Motion by Mrs. McGucken seconded by Mr. Benes to approve the special use request change from an office to an indoor institutional use (adult daycare). Motion carried.**

**PUBLIC HEARING: Lokre Select LLP & North Mountain LLP: El Tequila Salsa restaurant requesting a General Development Plan and Precise Implementation Plan modification to add LED Lighting to the South and East side of El Tequila tenant space; 2000 North Mountain Road; Docket# 08-36.** Dan from Stratford Signs appeared representing El Tequila who is seeking to installed a LED strip band lighting at the top of building on the south and east side.

Some members questioned the brightness, lopsidedness and lack of uniformity.

Tim Murphy; 2100 N Mountain Rd; was in favor of the request, felt it was an attractive feature.

**Motion by Mr. Benes, seconded by Mr. Mataczynski to recommend approval for a General Development Plan and Precise Implementation Plan modification to install LED lighting on the south and east side of El Tequila. Motion carried.**

**Candace Craig and Robert Peck requesting a conditional use approval for placement of a six foot tall fence within the side street yard of Rose Avenue; 1104 South Mountain Road; Docket# 08-37.** Candace Craig appeared and read from a letter that she put together and provided pictures. She emphasized that they had requested a fence ordinance; had a contractor install the cedar fencing to specifications and is decorative on both sides. She also presented a petition of neighbors surrounding her supporting her conditional use request.

**Motion by Mr. Steele, seconded by Mrs. McGucken to recommend approval of the conditional use request for the placement of a six foot tall fence within the side street yard of Rose Avenue. Motion carried.**

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**NEW BUSINESS: RMMC Section 17.190 – Fencing Standards.** Dan asked Commission members their thoughts on the current fencing ordinance. Mrs. McGucken felt the ordinance was ok the way it was. It was suggested that the Town try to educate the community through the Town Beat. The members didn't seem to support the need for a permit.

**CERTIFIED SURVEY MAP:**

**OLD BUSINESS: None**

**CORRESPONDENCE and QUESTIONS:** Mr. Steele thanked Dan for the work-in-progress on Liberty Ave to the continued clean-up at the Hustedt property.

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

Meeting concluded at 8:08 p.m.

Michelle Peter, Secretary

PC Meeting 9-10-08