

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 11, 2009

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, Laura McGucken, and Christine Nykiel. Dan Dziadosz and Michelle Peter were also present.

MINUTES: Motion by Mr. Steele , seconded by Mr. Mataczynski to approve the February 11, 2009 minutes. Motion carried.

PUBLIC HEARING: Living Color Design, LLC conditional use request for a proposed indoor maintenance service with associated outdoor storage for a landscaping business; 4605 Lilac Avenue; Pcl# 34.142807.06.24; Dkt# 09-02. James Merritt appeared representing Living Color Design. He stated the business would erect cedar fencing around the garbage receptacle along Morning Glory Lane. They will store their potted landscaping plants along Morning Glory during the growing season as a landscape buffer. Employee parking will be on the south side of the property and business trucks will be lined up within the property lines. Non-licensed vehicles will be stored in the building.

Commission members discussed the need to define the width of the driveway and possibility of installing portable planters or berms.

Motion by Mr. Mataczynski , seconded by Ms. Nykiel to recommend approval for the conditional use request for Living Color Design, LLC for a proposed indoor maintenance service with associated outdoor storage for a landscaping business with driveway on the north side of property not to exceed 70 feet in width, with landscaped berms on each side. Motion carried.

CERTIFIED SURVEY MAP: None

NEW BUSINESS: None

OLD BUSINESS: Discussion on Zoning Code Non-Conforming Sections of RMMC 17.098 & 17.099. Dan Dziadosz asked the members what they would like seen done with this section to help define issues of non-conformities. Within Ordinance #04-06 there are three areas of question; page 2 (5) regarding damage to the building, page 3 (7) regarding alteration and dimensions of the building and page 3 (8) regarding expansion or replacement of building.

Commission members discussed the need to have non-conformities meet the required set-back requirement or at least be within the property lines. Replacements need to meet setback requirement. Members agreed on the 50% gross floor area. They requested Dan to define replacement and to draft a new non-conforming ordinance with the Town's attorney review and present at a future meeting.

CORRESPONDENCE and QUESTIONS: None

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

Meeting concluded at 8:02 p.m.

Michelle Peter, Secretary

PC Mtg 3-11-09