

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
December 12, 2007

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

**MINUTES: Motion by Mr. Steele seconded by Mr. Benes to approve the November 14, 2007 minutes. Motion carried**

**PUBLIC HEARINGS:** No one appeared for the public hearing on any of the proposed code changes.

*RMMC 17.056(2)(g)1 – County Forest Land Ordinance amendment;  
Dkt # 07-04.*

**Motion by Mrs. McGucken, seconded by Mr. Mataczynski to recommend approval of the RMMC 17.056(2)(g)1 – County Forest Land Ordinance amendment as presented. Motion carried.**

*RMMC 17.024 – Lot Coverage Ratios; Dkt # 07-04.*

**Motion by Mrs. McGucken, seconded by Mr. Kevin Mataczynski to recommend approval of the RMMC 17.024 – Lot Coverage Ratios as presented. Motion carried.**

*RMMC 17.024 & 17.059 – Canopy / Tent Accessory Structures; Dkt # 07-04.*

**Motion by Mr. Mataczynski, seconded Mr. Steele by to recommend approval of the RMMC 17.024 & 17.059 – Canopy / Tent Accessory Structures with the insertion of inflatable structures were appropriate. Motion carried.**

*RMMC 17.229 Certificate of Occupancy – 24 month Bond Expiration; Dkt # 07-59.* Commission members discussed (5) at great length in order to refine forfeiture of monies after the time frame has expired. They would like to see the following bolded verbiage; “Any development that is not in full compliance with the Rib Mountain Municipal Code, specifically chapters 14 and 17, the approved site plan, or any other applicable code after 24 months of issuance of the permit, the bond shall be forfeited, unless a 12 month extension is granted by the Zoning administrator (for a maximum of 36 months). Said forfeiture does not preclude other enforcement actions.

**Motion by Mr. Steele seconded by Ms. Bradley to recommend approval of the RMMC 17.229 Certificate of Occupancy 24 month Bond Expiration as amended. Motion carried.**

**CERTIFIED SURVEY MAP:** None

**NEW BUSINESS:** None

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**OLD BUSINESS: *Final Draft of “Outdoor Recreation” and “Rural Residential “ zoning districts.*** Upon review Mrs. McGucken strongly opposed the concept of creating a zoning district that would be allow for development of 10 acre lots. She felt it could create an urban sprawl effect. She felt that Countryside Residential could be used instead of creating a new district. Other members stated they were having a difficult time envisioning a new zoning district without seeing the overall layout on the zoning map. Chairman Mueller polled members on their feelings and it was determined that it should be sent back to staff for revision to the 35 acre size, and presented as a package with all of the districts and map discussion.

***Emma Krumbee’s signage – minor alterations.*** The Plan commission reviewed the previously approved Emma’s sign, docket # 2007-03, for a color change. Howard Johnson would only approve of the Emma Krumbee’s sign if it matched their colors. Town Board had previously had an issue with the color change and desired to have the newly revised colors passed on to them for review.

**Motion by Mr. Steele, seconded by Ms. Bradley to recommend approval of the minor sign alteration for Emma Krumbee’s. Motion carried.**

**CORRESPONDENCE: Dan Dziadosz** noted the enclosed Rib Mountain Inn drafted response to the PC denial; the addition of Walgreens in 2008; former Plan Commission member Scott Miles forwarded an e-mail on sustainable planning; and he also noted ongoing site changes at “The Store” location, specifically the outdoor illumination photometric review.

**AJOURNMENT: Motion to adjourn by Mr. Steele, seconded by Ms. Bradley. Motion carried.**

Meeting concluded at 8:21 p.m.

Michelle Peter  
Secretary

PC Meeting 12-12-07