

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 12th, 2015

Vice-Chairman Harlan Hebbe called the meeting of the Planning Commission to order at 7:00 P.M. Other Plan Commission members present included Ryan Burnett, Tom Steele, Jim Hampton, and Laura McGucken. Christine Nykiel and Kevin Mataczynski were excused. Also present were Community Development Director, Steve Kunst and Building Inspector, Dan Dziadosz.

MINUTES:

Motion by Tom Steele, seconded by Jim Hampton to approve the minutes of the July 15th, 2015 Plan Commission meeting, as presented. Motion carried 5-0.

PUBLIC HEARING

- a. Donald and Nancy Hall, conditional use request for construction of a detached residential garage greater than 1,000 square feet in gross floor area at the property addressed 4405 South Mountain Road; parcel #34.202807.001.003.00.00, Docket #2015-17.*

Steve Kunst introduced the item noting detached residential accessory buildings between 1,000 and 1,500 square feet in gross floor area are handled as conditional uses. Kunst also noted the proposed structure would be constructed roughly 860 feet from South Mountain Road and would be required to be built with materials complimentary in nature to the residence. Tom Steele asked for the height of the building and whether it would have plumbing. Representatives from Baur Builders noted the garage would have 10 foot side walls and not have plumbing. The builder also noted the structure would house some agriculture equipment.

Motion by Tom Steele, seconded by Jim Hampton to recommend approval of the conditional use application to construct a detached residential garage greater than 1,000 square feet in gross floor area at the property addressed 4405 South Mountain Road. Motion carried 5-0.

- b. Crossfit Themis, conditional use request for an Indoor Commercial Entertainment use at the property addressed 1205 Starling Lane; parcel #34.045.002.002.00.00, Docket #2015-18.*

Kunst noted Indoor Commercial Entertainment uses are conditional uses in both commercial and industrial zoning districts. Andrew Zortman, of Crossfit Themis, presented the proposal noting the company has outgrown its current facility in Rib Mountain and the space on Starling Lane is perfect for them. Zortman noted they are looking for a large, open space and if approved, would be holding classes beginning as early as 5:30 AM and going through the evening. Zortman also mentioned classes are capped at 12 people. Harlan Hebbe asked whether everything would be occurring indoors. Zortman stated the vast majority of the activities take place inside, but some of the workouts require athletes to run outdoors. McGucken asked for the parking requirements and if the proposal met them. Kunst noted assuming two restrooms, the maximum capacity would be 25 people and total required parking spaces would be nine. Kunst noted the applicant mentioned a parking agreement with the adjacent property to

the north, and if executed would include 10 plus spaces. Steele asked whether an agreement was in place. Zortman noted he is waiting to hear back from the tenant of the property.

Motion by Tom Steele, seconded by Laura McGucken to recommend approval of the conditional use application for an Indoor Commercial Entertainment use, conditioned upon an approved parking agreement meeting code requirements, at the property addressed 1205 Starling Lane. Motion carried 5-0.

- c. HuHot Mongolian Grill, modification of the Precise Implementation Plan for the property addressed 4530 Rib Mountain Drive; parcel #34.152807.001.008.00.00, Docket #2015-19.*

Kunst noted the approved signage from 2012 identified signage solely on the front façade of each tenant space. HuHot is proposing to place signage on the back/side of the building, facing the south. Kunst pointed out the tenants within this development are consistently looking to improve signage, and even more so since the opening of Dunkin Donuts. Andy Vap, of HuHot, presented the idea to the Plan Commission noting with the recently approved project to the south, it would be nice to be able to alert customers within the new development of their location. Vap mentioned it is difficult to identify their operation when heading north on Rib Mountain Drive. Kunst noted roughly 200 square feet of signage is still available for the development as a whole. The proposal includes 72 square feet of new signage, 25 square feet more than what the front façade was originally approved. Kunst mentioned the code allows the property owner of multi-tenant buildings to designate signage as they deem fit. Harlan Hebbe asked if the applicant could shrink the proposed signage down to only use their remaining allotted signage. Vap noted they could do that. McGucken noted the proposal is really for business identification, rather than advertising.

Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the modification to the Precise Implementation Plan for the property addressed 4530 Rib Mountain Drive to allow signage to be placed on the south facing wall of the building, up to a total of 148 square feet. Motion carried 5-0.

NEW BUSINESS:

- a. Pre-application discussion regarding off-premise directional signage for the Mountain of the Lord Lutheran Church at the property addressed 5506 Bittersweet Road; parcel #34.162807.13.05.00.00.*

Kunst noted all off-premise directional signage requests are considered as conditional uses. Kunst noted this property is rather unique and limited in signage as it is actually located in a residential zoning district. With this, the property is limited to 32 square feet of monument signage. Kunst noted the existing monument sign is 48 square feet and any additional off-premise signage counts against the overall allowed. Kunst noted additional monument signage is also a conditional use, so the item would be able to be considered in one application, if the applicant decided to do so.

Rick Huotari, of Mountain of the Lord Lutheran Church presented the idea to the Plan Commission. Huotari noted the church is tucked back in a residential neighborhood and is having problems with visitors trying to find it. Steele asked where people are able to place signage, in the right-of-way or private property. Dan Dziadosz noted the Town does not typically allow signage within the right-of-way, but depending on which streets the church is looking to have signs; it may need Marathon County approval. Steele noted he understood the perceived need, but he doesn't believe the Town needs additional signage and questioned the effectiveness of the proposed signage. Hebbe noted he would not be inclined to have a sign on Lily Lane; if anywhere, it would likely only be on Bittersweet Road. McGucken noted these types of signs are not handled lightly, as a lot of people would like them and the Town tries to avoid over signing. In general, the Plan Commission's sentiment was not to recommend off-premise signage in this instance. Jim Hampton noted the church has been a great neighbor and has blended in with the community very nicely.

CORRESPONDENCE/ QUESTIONS:

Kunst shared a photograph of a recently discovered structure on Loganberry Court, similar in nature to the 'little libraries.' Kunst noted the Plan Commission took a stance on the libraries in residential zoning districts, noting they were not in favor. Kunst pointed out the structure allows people to pick-up maple syrup. McGucken asked what happened when staff saw the structure. Dziadosz noted he authored an enforcement letter to the property owner, citing construction without a permit, commercial signage in a residential district, and placement of un-approved objects within the right-of-way. Kunst noted this was a new idea and felt it appropriate to bring in front of the Commission for direction. The property owner noted the maple syrup is available by donation, not for sale, and the intention was for it to be a project for their daughter.

McGucken noted she thought the project was terrific, but the zoning ordinance tries to prevent any commercial traffic into a residential area. McGucken noted the Town tries very hard to protect residential property. Steele noted he agreed that it was a great idea, but it could set a precedent that could get out of control. Dziadosz noted zoning ordinances have typically allowed produce stands in agricultural districts when the produce is grown on-site. McGucken asked what the options were. Dziadosz noted orders were sent, but was looking for direction from the Commission to either proceed with the orders or with ordinance changes. The general sentiment of the Commission was not to seek ordinance changes. The Plan Commission recommended giving the landowner 30 days to comply with the orders to remove the structure.

Dziadosz noted this may very well be his last Plan Commission meeting as he will be taking medical leave for a surgical procedure, likely followed by his retirement. The Plan Commission thanked him for all of his service and expressed well wishes into retirement.

ADJOURN:

Motion by Tom Steele, seconded by Jim Hampton to Adjourn. Motion Carried 5-0. Meeting Adjourned at 8:07 p.m.

Respectfully Submitted,

Steve Kunst, Community Development Director