

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
October 11, 2017

Chairperson Harlan Hebbe, called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Ryan Burnett, Jim Hampton, Jay Wittman, Tom Steele, and Laura McGucken. Also present were Community Development Director, Steve Kunst and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the September 27, 2017 Plan Commission meeting, as presented. Motion carried 6-0.**

NEW BUSINESS:

- a. *Tyler Vogt, applicant, requests a minor Precise Implementation Plan modification for additional parking at the property addressed 2501 North Mountain Road. Parcel 34.032807.011.025.00.00. Docket #2017-35.*

Community Development Director, Steve Kunst noted the owners of Rib Mountain Taphouse seek to modify their parking lot by adding additional pavement to the west along with additional site grading alongside the west end of their building to accommodate a potential outdoor entertainment space and a place to store and/or use the current pavers found onsite.

Tyler Vogt, applicant, stated based on feedback he received from the pre-application conference related to his potential outdoor entertainment space and current demand for parking, he felt the parking lot addition was needed prior to moving forward with other plans. He indicated he would like to have this project completed before winter, but is at the mercy of the paving company's schedule.

Commissioner Steele wanted verification on pavement setbacks from Hummingbird Road and vision clearances at the intersection with North Mountain Road. Kunst indicated the proposal meets the Town's required 10' setback and there should be no issues with traffic vision.

Commissioners discussed potential issues with leaving an area alongside the building graded and unfinished over the winter and the long term storage of the current pavers. Vogt indicated if the area alongside the building gets graded this fall the pavers would be set in place to avoid having to move them again. Kunst noted Commissioners could condition the request with a timeline for the placement of the pavers and/or the approval of the outdoor entertainment space.

Commissioners agreed the parking lot expansion was a good idea and a timeline for the paver placement was a necessary step. Commissioner Wittman noted, from personal experience, if a paving company provides a quote for work this year, they will have it completed before winter. Wittman also

noted he was in favor of approving the parking lot and grading of the paver area with the condition the pavers would be in place before May 31, 2018, which would allow the applicant some additional time in spring to complete the project, if in fact they are not able to get the project completed this year.

**Motion by Jay Wittman, second by Tom Steele to approve the minor PIP amendment for the property addressed 2501 North Mountain Road, with the condition that the pavers must be laid in place or removed by May 31, 2018.**

**Motion carried 6-0**

*b. Discussion on potential amendments to the Rib Mountain Zoning Ordinance related to small-scale, nonmetallic mining operations. Docket #2017-36.*

Kunst noted the Plan Commission recently reviewed two (2) nonmetallic mine applications under the current 'Extraction' standards of the Zoning Ordinance. As part of these reviews it became evident the code was drafted with the intent to cover large scale, commercialized quarries. The recent applications were of much smaller scale than any existing operation within the Town and the Commission recommended the Zoning Ordinance be looked at for potential amendments to address smaller scale operations.

Commissioners' identified the following items for clarification or modification.

- Clarify the types of materials allowed under this new code language
- Review how new State legislation may impact our ability to regulate non-metallic mines
- Clarify the process for a pond application versus a non-metallic mine which results in a pond once reclaimed.
- Address potential concerns for adjacent residential property owners
- Consider additional bufferyard requirements if applicants would like to reduce the activity area setback.
- Potentially allow for a minimum of 200' adjacent to residentially zoned properties with additional considerations of bufferyard, elevation changes, site lines, etc.

*c. Discussion on potential amendments to the Rib Mountain Zoning Ordinance related to detached accessory buildings. Docket #2017-37.*

Kunst indicated staff seeks feedback from the Plan Commission related to detached accessory building standards. Since 2015, the Town has reviewed approximately one dozen conditional use applications for detached accessory buildings between 1,000 and 1,500 square feet in area. All but two of these applications were recommended for approval. As such, staff seeks Commission feedback on codifying the primary regulatory concerns related to accessory buildings and potentially easing the review process for standard applications (e.g. site plan review vs conditional use).

Plan Commission Members identified the following areas of concern.

- Do not want to see a detached building larger in footprint or taller in height than the principle structure without a conditional use
- Potentially change the ordinance to make accessory buildings in front of the principle structure a conditional use
- Consider different regulations for platted subdivisions versus rural areas
- Keep neighborhood fit in mind
- Clarify shipping containers or similar structures are not allowed
- Lot size should be a key factor in the overall size of the accessory building

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Bittersweet Repaving – Jay Wittman questioned whether the excavated right-of-way on Bittersweet Road associated with the Royal View Estates development will be repaved before winter. Staff noted they would look into it and get an answer for him.

Next Meeting – Kunst noted the next meeting will include a public hearing for a proposed operations building at Rib Mountain Metropolitan Sanitary District and some comprehensive plan information.

Culvers – Commissioners asked about the status of the Culvers development. Kunst noted they are still working to become part of a bigger overall redevelopment of the area, but want to be in the new location next year.

Town Board – Kunst noted the items from the previous Plan Commission meeting were approved.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Tom Steele, second by Jim Hampton to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned at 8:15 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator