

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
October 9, 2019

Chairperson Harlan Hebbe called the meeting of the Plan Commission to order at 6:00 pm. Other Plan Commission members present included Ryan Burnett, Jim Hampton, Tom Steele, and Steve Plunkett. Also present were Building Inspector / Assistant Zoning Administrator, Paul Kufahl and Community Development Director, Steve Kunst. Jay Wittman and Tonia Westphal were excused.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the October 9, 2019 Plan Commission meeting, as presented. Motion carried 4-0 with Tom Steele abstaining.

PUBLIC HEARING:

- a. *Discussion and recommendation on potential amendments to RMMC Section 17.214(3) - Electronic Message Sign Requirements. Docket #2019-23.*

Community Development Director, Steve Kunst, presented the proposed amendments highlighting the increased setback requirement for the Suburban Office zoning district. He noted there have been a couple businesses within the Suburban Office zoning district that have expressed interest in applying for an electronic message sign, and the increased setback should not affect their potential applications.

Ryan Burnett asked if a previous applicant was aware of the potential changes and if they chose to reapply if their fee could be waived. Kunst indicated they were aware of potential changes but decided to update their manual changeable message board instead. He also indicated staff cannot waive the fee, however, the Town Board could choose to do so.

The Public Hearing was opened and closed at 6:04pm with no public comment.

Motion by Tom Steele, second by Jim Hampton to recommend approval of the proposed amendments to RMMC Section 17.214(3) – Electronic Message Sign Requirements, as presented.

Motion carried 5-0.

OLD BUSINESS:

- a. *Discussion and recommendation on potential amendments to RMMC Section 17.056(8)(d) – Detached Private Residential Garage, Carport, or Utility Shed. Docket #2019-40.*

Kunst stated this is a continuation of the discussion the Plan Commission is having related to potential amendments to the Town's zoning ordinance in regulating detached accessory buildings. The primary points of discussion from the last meeting were to consider allowing smaller accessory structures on

“recreational lots” without a principal structure, provided they meet the list of conditions provided, and allowing for larger detached buildings on larger parcels.

Commissioners discussed the possibility of allowing plumbing in detached buildings on parcels without a principle structure, noting they do not want the structures to be habitable but understand the land owners desire for a sink or wash basin for cleaning purposes. They chose to amend the presented code language to allow for one sink/wash basin.

Conversation changed to larger lots within platted subdivisions, with Steve Plunkett questioning whether the prohibition on detached buildings without a principle structure was contradictory to the parameters presented. Kunst indicated that a platted subdivision suggests the lot was created for a principle use, like a single-family home, and therefore is not really intended as a “recreational property”.

Building Inspector, Paul Kufahl, indicated he would like to adopt applicable provisions of the State’s Building Code for permanent detached buildings to help ensure long term durability of those structures. Additionally, he presented a definition for permanent detached buildings that would more clearly distinguish those structures from store bought or prebuilt sheds. Commissioners agreed to the application of the building code requirements and definition presented.

Commissioners felt the code amendments would be ready for a public hearing after the input from the meeting was incorporated.

b. Discussion and recommendation on updates to the Rib Mountain Comprehensive Plan.

Kunst indicated the information in the packet is an updated Land Use Chapter of the Town’s Comprehensive Plan, which represents the final chapter for Plan Commission approval prior to assembling the entire updated plan. Kunst noted staff included two statements for Commission consideration; the first looks for recommendation on removing the ‘Land Demand’ section as staff feels the calculation methodology is oversimplified and results in unrealistically low recommended land demands and the second is the information in Table 7.3 will be updated after Board of Review in November to identify new valuations. He also noted the meeting minutes from the last discussion of the Land Use chapter are included for reference and Staff is currently working with Regional Planning Commission staff to update the Future Land Use map to address the Commission’s previous comments.

Commissioners discussed the validity of the “Land Demand” section, ultimately deciding to keep it, but requested that Table 7.2 be updated to better reflect potential growth based on the most recent demographic data available.

Ryan Burnett questioned what would need to be in place to curb small residential housing and require four-sided architecture for businesses on Highway facing properties. He indicated the Town has a unique volume of traffic volume passing through the area on a daily basis and would like to ensure the best appearance possible.

Kunst noted the Town would need to amend the Future Land Use Map and change a portion of the Zoning Ordinance to require such changes. He also noted, they could add a statement within Land Use Chapter of the Comprehensive Plan that indicates the Town's desire for an enhanced appearance along the Highway Corridor.

Commissioners agreed to add an action item under Objective 2 of Goal 3 with the intent to work with developers to provide additional aesthetic appeal where adjacent to road right-of-way.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Next Meeting – Kunst indicated the next meeting will likely include a pre-application for a rezone, the public hearing for the detached building code amendments, and potentially additional discussion of the Comprehensive Plan.

PUBLIC COMMENT: None Received

ADJOURN:

Motion by Tom Steele, second by Ryan Burnett to adjourn the Plan Commission Meeting. Motion carried 5-0. Meeting adjourned at 6:55 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator