

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 10, 2016

Vice-Chairman Harlan Hebbe called the meeting to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Laura McGucken, Tom Steele, Christine Nykiel and Ryan Burnett. Also present was Community Development Director, Steve Kunst. Chairman Kevin Mataczynski was excused.

MINUTES:

Motion by Tom Steele, seconded by Laura McGucken to approve the minutes of the January 27, 2016 Plan Commission meeting, as presented. Motion carried 6-0.

NEW BUSINESS:

- a. Discussion on draft zoning text amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations – related to Electronic Message Signs. Docket #2016-06*

Steve Kunst noted this item was discussed at the previous two meetings and the general consensus of the Plan Commission was to move forward with amending the Zoning Ordinance to prohibit future electronic message signs. Kunst presented draft zoning text amendments reflecting those discussions. Laura McGucken asked whether the draft text, as presented, would impact manually changeable message signs like the existing sign at the IGA. The Commission recommended keeping and modifying the existing ‘changeable message sign’ language and adding the new ‘electronic message sign’ definition to help distinguish the difference between the two forms of signs, as it is not the intent to prohibit manually changeable message signs. Tom Steel asked how this would impact electronic fuel price signs.

Motion by Tom Steele, seconded by Christine Nykiel to move forward with scheduling a public hearing on the proposed Zoning Ordinance amendments related to electronic message signs, as amended. Motion carried 6-0.

- b. Discussion on draft zoning text amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations – related to maximum monument and pylon sign height. Docket #2016-07*

Kunst mentioned this discussion came up while reviewing a recent application to allow for a 12-foot-tall, multi-tenant monument sign at the Jim Kryshak/Cellcom development. After approving the request, the Commission asked that an item be placed on a future agenda to discuss the merits of different height restrictions for multi-tenant vs. standalone signs. Mr. Steele noted amendments to the Zoning Ordinance could be similar to the approach taken with detached accessory buildings. In this scenario, a maximum height is permitted by right with the option to exceed that height by conditional use approval, up to a maximum cap.

Kunst noted regulation or guidelines associated with maximum heights would need to be included as part of the traditional zoning ordinance and districts as the Unified Development District (UDD) does not hold any specific regulations. Commissioners McGucken and Nykiel noted they preferred not to set guidelines on monument and pylon signs for UDD proposals. Nykiel noted guidelines tend to be too vague. Jim Hampton noted he does not want the Town to be put in a situation where a desirable development is proposed, but cannot be approved due to strict sign height requirements.

The general consensus of the Plan Commission was to leave the Zoning Ordinance as is.

c. Update on Marathon County Uniform Addressing System project

Kunst presented information included in a Marathon County Executive Committee meeting packet related to the proposed County-Wide addressing project. Kunst noted counties are provided the authority, through State Statute, to implement this form of project in unincorporated areas. Kunst also mentioned incorporated municipalities cannot be forced to participate by the County, like the Town can. Kunst noted the Town Board passed a resolution in October of 2015, opposing being mandated to participate.

Motion by Jim Hampton, seconded by Tom Steele to go on record that the Town of Rib Mountain Plan Commission opposes the proposed County-Wide Addressing Project and support and endorse Rib Mountain Ordinance #15-13 'Resolution Opposing Mandatory Participation in County-Wide Addressing.' Motion carried 6-0.

CORRESPONDENCE/QUESTIONS:

Kunst noted the next Plan Commission meeting will be Wednesday, February 24th and public hearings will be held for both the fencing standards and sign code amendments. In addition, an item will be on the agenda related to a proposed expansion of the Town of Wausau Nonmetallic Mine off of Red Bud Road.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, seconded by Jim Hampton to Adjourn. Motion carried 6-0. Meeting adjourned at 7:26 PM.

Respectfully Submitted,

Steve Kunst, Community Development Director