

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
February 24, 2016

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

MINUTES:

Motion by Tom Steele, seconded by Harlan Hebbe to approve the minutes of the February 10, 2016 Plan Commission meeting, as presented. Motion carried 7-0.

Public Hearings:

- a. Town of Wausau, owner, public informational hearing regarding a Nonmetallic Mining Reclamation Permit expansion. Parcel #34.192807.013.000.00.00 and #34.192807.014.000.00.00. Docket 2016-09.*

Community Development Director Kunst stated the Town of Wausau was seeking to expand its existing nonmetallic mine west of Red Bud Rd, and that while Rib Mountain's Zoning Ordinance would typically require a conditional use approval, a 2013 State of Wisconsin rule change on nonmetallic mining has effectively removed the Town's ability to regulate the expansion of existing mines. It was also noted that because of the previous rule change, this public hearing is for informational purposes only and that the Planning Commission did not need to take action on this item.

Lane Loveland of Marathon County Conservation, Planning and Zoning then noted the meeting is a public notice and a public hearing can be requested if found necessary. He also stated that questions and information provided would be in regards to future reclamation of the site.

Laurau McGucken asked about the County approval process, at which time Mr. Loveland noted Marathon County is the approval authority. Loveland also noted that typically a financial surety would be required to ensure proper reclamation; however, because it is a government entity, this requirement is waived. He also stated that yearly fees are due based on the size of the impacted area.

Questions about future expansion and reclamation processes were asked by Commissioners Burnett and Nykiel. Kunst identified that while new mining operations would be required to go through the conditional use process, any approved nonmetallic mining sites are free to expand on the property they are approved. Jim Riehle, Chairman for the Town of Wausau, noted that reclamation of the mining site to a pond and prairie habit is an ongoing process and a number of ponds have already been created. . Riehle also stated they are currently into year 8 of a 15-year contract with Meverden Materials as the mine operator and he expects that use of the site would conclude at the end of the contract. He also confirmed that Meverden is responsible for the reclamation prior to completion of their contract, as

questioned by Commissioner Steele. Discussion concluded at this point, with no action required by the Planning Commission.

- b. Town of Rib Mountain, requests amendments to Rib Mountain Municipal Code, Section 17.190 – Fencing Standards, related to acceptable materials and maximum height standards. Docket #2016-05*

Kunst gave a brief background of the proposed fencing ordinance change, stating that the intent was to better represent the materials and installation practices common to the fencing industry. He also emphasized some the text changes as requested in previous meetings.

Christine Nykiel asked for clarification of the exceptions portion of the amendment. Kunst indicated that the proposed exceptions are consistent with other municipalities with similar ordinances and that the post spacing requirements would maintain the necessary aesthetic. To conclude discussion, McGucken verified with Kunst that the fencing image, as presented in the meeting document, would be part of the new ordinance.

Motion by Tom Steele, seconded by Jim Hampton to recommend approval of the proposed amendments to Rib Mountain Municipal Code Section 17.190-Fencing Standards, as presented. Motion carried 7-0.

- c. Town of Rib Mountain, requests amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, related to Electronic Message Signs. Docket #2016-06*

Kunst opened discussion by noting the proposed amendments would establish two (2) new sign definitions and that the intent of the amendment was to prohibit the use of Electronic Message Sign due to overall aesthetic and traffic safety concerns. Kunst also asked the Commission to consider allowing staff to approve manually changeable message signs so long as they meet other established signage area and height requirements. Commission members discussed how the changeable message sign is currently used and potential situations where they may have concerns. The Plan Commission agreed that staff should be able to approve manually changeable message signs and that by striking the term “unique” from the changeable message sign definition it would eliminate the need for the previously required conditional use procedure.

Motion by Laura McGucken, seconded by Tom Steele to recommend approval of the proposed amendments to Rib Mountain Municipal Code Subchapter X – Signage Regulations, with the modification to omit the word “unique” from the definition of Changeable Message Sign. Motion carried 7-0.

NEW BUSINESS:

- a. Thomas and Connie Schuette, owners, pre-application discussion regarding a Comprehensive Plan Future Land Use Map and Zoning Map amendments for the property addressed as 2600 Goldenrod Road, parcel #34.222807.010.000.00.00 Docket #2016-10*

The pre-application discussion, as described by Kunst, is intended to give the property owner and their representatives general direction regarding their proposal to amend the Town's Comprehensive Future Land Use Map from 'Cropland, Other Agriculture and Forest Land' to 'Residential' and the Town's Zoning Map from 'Rural Residential' to Suburban Residential - 2 (SR-2) to allow for the subdivision of the parcel into 4 units per the provided preliminary CSM.

Tom Radenz of REI, owner representative, provided the Commission with a physical description of the property and indicated the overall intent of the preliminary CSM. He also indicated where future roads may extend into the property and what opportunities that would allow.

Mike Heyroth, Rib Mountain Sanitary District was also present and noted that municipal water and sewer would be possible to those proposed parcels. Heyroth also stated that the southwest corner of the parcel would be an ideal location for a lift station that would allow for future service opportunities to a number of locations.

Commission members discussed very briefly the impact of the proposed changes and agreed that they were generally in favor of proceeding with the changes to the Comprehensive plan and Zoning maps. Radenz indicated his intent to move forward and pursue a public hearing for March 9, 2016.

CORRESPONDENCE/QUESTIONS:

a. Update on Marathon County Uniform Addressing Project

Kunst noted that the County Board passed the Uniform Addressing project and that the anticipated implementation for participating areas would be 2017-2018. Commission members were not pleased with the decision and indicated that they would like the Town to continue to pursue any avenue necessary to find a way for Rib Mountain to be exempt from the addressing change.

b. Hilton Garden Inn, GDP/PIP

Radenz of REI, owner representative, asked Commission if they would consider acting on both the GDP and PIP for the proposed Hilton Garden Inn, formerly the Howard Johnson/Emma Krumbes, on the same night to allow for a quicker turn around given the start of the construction season and the design process requirements with Hilton corporate offices. Commission members agreed that they were in favor of this and that it was often preferred. Radenz indicated they plan to move forward with this project and will likely attempt to schedule the hearing for March 23, 2016.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, seconded by Harlan Hebbe to Adjourn. Motion carried 7-0. Meeting adjourned at 7:17 pm.

Respectfully Submitted, Paul Kufahl, Building Inspector / Assistant Zoning Administrator