

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
March 27th, 2013

Chairman Tom Muellner called the meeting of the Planning Commission to order at 7:01 p.m. Members present included Jim Hampton, Christine Nykiel, and Tom Steele. Kevin Mataczynski, Laura McGucken, and Lee Benes were excused. Also present were Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow.

MINUTES:

Motion by Tom Steele and seconded by Jim Hampton to approve the February 13th, 2013 regular planning commission meeting minutes and the February 19th, 2013 Town Board / Planning Commission joint meeting minutes. Motion carried 4 – 0.

PUBLIC HEARINGS:

- a) *Modification of the Town of Rib Mountain Zoning Code text relating to permit fees, specifically modifying RMMC section 17.255(1)(f), updating the sign permit fee to reflect the adopted annual fee schedule; Docket #2013-11*

- b) *Modification of the Town of Rib Mountain Zoning Code text relating to application fees, specifically modifying RMMC section 18.13(1), updating the preliminary plat or subdivision application fee to reflect the adopted annual fee schedule; Docket #2013-11*

Dan Dziadosz explained that the Town Board approves a fee schedule annually for various fees imposed by the Town and the items on the agenda need to have a zoning text amendment in order to reflect the fee schedule that was adopted by Town Board.

Jim Hampton questioned if the modification of the zoning code text for RMMC section 18.13, updating the preliminary plat or subdivision application fee, should be separated into two different fees. Mr. Hampton also questioned if the fee should be increased from what was proposed. Mr. Dziadosz explained that a preliminary plat or subdivision is essentially the same thing and that this fee is an initial application fee and not an approval fee. The commission discussed various fees that are charged in the preliminary plat and subdivision process, and when they are applied. Chairman Muellner expressed that fees should be higher at the end of the process.

Motion by Tom Steele and seconded by Jim Hampton to approve item 4-A and 4-B of the agenda, modifications of the Town of Rib Mountain Zoning Code text relating to permit fees, specifically modifying RMMC section 17.255(1)(f) and RMMC section 18.13(1) to reflect the adopted annual fee schedule. Motion carried 4 – 0.

CERTIFIED SURVEY MAP APPROVALS: None

NEW BUSINESS:

- a) *Review of a minor modification to the Precise Implementation Plan (PIP) approval for the property addressed 3812 Rib Mountain Drive (Fazoli's Restaurant) to allow for a storage shed; Docket #2013-13*

Jeff Kussow explained that Fazoli's is looking to put a new storage shed on their property, and since the property is zoned Unified Development District (UDD) a review of the Precise Implementation Plan (PIP) by Planning Commission is required. He explained that a minor modification can be approved by the Planning Commission, but if the Planning Commission determines that the PIP modification is

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significant, the request will be required to go to public hearing. Mr. Kussow explained the layout of the property and described the storage facilities currently on the site. He stated that there is currently an unapproved storage shed existing on the site that would also need approval for a PIP modification in addition to the newly proposed storage shed.

The commission questioned why the tenant did not get approval for the existing shed and commented on the storage facilities on-site.

Motion by Tom Steele and seconded by Jim Hampton to require the tenant located on the property addressed 3812 Rib Mountain Drive (Fazoli's Restaurant) to go to public hearing for the requested approval of the PIP modifications. Motion Carried 4 – 0.

OLD BUSINESS:

- a) *Discussion on Proactive Zoning of properties addressed 3205 Rib Mountain Drive, 1404 Oriole Lane, 3206 Rib Mountain Drive, 1506 Oriole Lane, 1505 Wren Street, & 3006 Rib Mountain Drive to commercial zoning districts – Tabled*

CORRESPONDENCE / QUESTIONS:

- a) *Communication Tower Ordinance Discussion; Docket #2012-20 – Tabled*
- b) *Shoreland Zoning notifications for properties near North Mountain Road*

The Commission Discussed shoreland zoning in the area and how shoreland zoning is County jurisdiction. The commission expressed that since it is County jurisdiction, the town should not have to notice the property owners. The commission recommended that staff should draft a statement and include it with any permit application, which states the applicant was advised of the shoreland zoning requirements.

- c) *Discussion on acceptable lawn ornaments*

Dan Dziadosz explained that there was an inquiry about putting an old car in a front yard as a lawn ornament. The commission expressed that they did not approve of “junked vehicles or equipment” as lawn ornaments. The commission discussed various lawn ornaments that they felt would be unacceptable and recommended staff to research the issue, look at other municipalities’ ordinances and start to draft an ordinance to address the issue.

ADJOURN:

Motion by Tom Steele and seconded by Jim Hampton to adjourn. Motion Carried 4 – 0.
Meeting Adjourned 7:36 p.m.

Respectfully Submitted,
Jeff Kussow, Assistant Zoning Administrator