

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
December 10th, 2014

Chairman Tom Muellner called the meeting of the Planning Commission to order at 7:00 p.m. Commission members present included Jim Hampton, Laura McGucken, Harlan Hebbe, Kevin Mataczynski, and Tom Steele. Christine Nykiel was excused. Also present were Zoning Administrator Dan Dziadosz.

MINUTES:

Motion by Tom Steele to approve the November 12th, 2014 regular planning commission meeting minutes. Seconded by Jim Hampton. Motion carried 5-1, with Harlan Hebbe abstaining.

PUBLIC HEARINGS:

- a) *Town of Rib Mountain requesting Zoning Text Amendments of the following Rib Mountain Municipal Code (RMMC) Sections: 17.056(3)(a) – Passive Outdoor Public Recreational, 17.056(3)(b) – Active Outdoor Public Recreational and 17.024 – Definitions; And to create the new RMMC Section 17.056(3)(c) – Active Outdoor Public Recreational, High Intensity; to update the Municipal Code regarding outdoor public recreational land uses within the Town; PC Docket #2014-04*

Dan Dziadosz explained the Town Board review and discussion regarding the recommended zoning text amendment that was discussed as multiple previous meetings. He explained that one modification from the previously discussed ordinance amendments was to require a minimum 10 acre cumulative park area in order to allow a dog/animal park – this section was revised at the Town Board’ direction. The commission questioned the Board’ actions and commented that they were disappointed because of the amount of time and work put into this issue. The commission felt that by eliminating the minimum size requirements there was not protection for a single adjacent owner when a larger group would support a proposed project. Chairman Muellner stated that he felt it was in the town’s best interest NOT to recommend the ordinance.

Motion by Tom Muellner to not recommend the Zoning Text Amendments as revised. Seconded by Harlan Hebbe. Motion carried 5-1, with Tom Steel dissenting.

CERTIFIED SURVEY MAP APPROVALS: **NONE**

NEW BUSINESS: **NONE**

OLD BUSINESS:

- a) *Discussion regarding a Conditional Use interpretation / modification of the permitted outdoor display of vehicles for the property addressed 3003 North Mountain Road; Parcel #34.42807.016.007.00.00; PC Docket #2014-28*

This is the previously discussed issue regarding the “Other Guys Body Shop” located at 3003 North Mountain Road is requesting a Conditional Use interpretation to allow “U-Haul” rental vehicles/trailers to be stored in the front parking area in substitution for the permitted 12 total “cars” as specified in original Conditional Use approval on October 13, 1993. Laura McGucken began the discussion with a change of heart about the intensifying of a non-conforming use in a primarily single family neighborhood. The commission reviewed and discussed the staff memo prepared by Jeff Kussow. Dan Dziadosz stated that he had not yet received a response from the Town Attorney.

Motion by Kevin Mataczynski to support option 3 and disapprove any substitution of rental trucks / vans / trailers for the “cars” indicated in the original approval. Seconded by Laura McGucken. Motion carried 5-1, with Jim Hampton dissenting.

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Staff will notify the property owner and tenant of the decision and enforcement procedures.

- b) *Discussion and possible recommendation for Public Hearing regarding a Quasi-Industrial ordinance amendment; PC Docket #2014-26*

Jeff Kussow had sent a final memo explaining the modification of the zoning code to allow some light/quasi-industrial uses in commercial zoning districts which will use greater than 15% of the total building floor area. Jeff felt that this was a better way of addressing the “Quasi industrial uses”. One correction was pointed out in the text; otherwise the commission concurred with the recommendation and agreed to recommend it to public hearing.

CORRESPONDENCE / QUESTIONS:

The commission questioned Jeff’s resignation for a new position, and recommend staff draft a resolution commending him for his meritorious service.

ADJOURN:

**Motion by Tom Steele and seconded by Harlan Hebbe to adjourn. Motion Carried 6-0.
Meeting Adjourned at 8:33 p.m.**

Respectfully Submitted,
Dan Dziadosz, Zoning Administrator/Building Inspector