

Town of Gibson Plan Commission Meeting 4-16-2025 Minutes

Meeting was called to order at 5:45 PM at the Town Hall by Chairman Argall
Members in attendance are: John Rabitz, David Derosier, Leigh Coenen, Christa Steeber; absent was Scott Chalupny. A quorum was present.

A motion by L. Coenen to approve the agenda was made and seconded by C. Steeber. All members voted aye, motion passed.

Members then traveled to the residence of Brian Nowack located at 11810 County Highway R who has requested a variance in order to replace and enlarge a patio deck off of his residence.

A variance was needed as the deck was within the setback distance of 100 feet from a class 2 highway as specified in Manitowoc Code 10.10 Highway Setback Distance (2).

Members viewed the location for the new deck which B. Nowack stated it was 66 feet from the center of County Highway R.

A discussion was held between members and property owner regarding the conditions a variance must meet in order to be approved

1. Strict application of the ordinance causes an unnecessary hardship: owner cannot use property for purpose of building a deck off house improving property value and to enjoy the use of the deck if this ordinance is strictly enforced.
2. A hardship is caused due to the unique physical limitations of the property: The property is bound to the East by County Highway R and to the South by Fisherville Road. House was built prior to the road and owner is replacing a rotted deck. Deck and house are both within the setback distance from the centerline of County Highway R.
3. And there is no harm to public interest: Deck is on private property and will not result in harm to the public interests – does not adversely affect safety entering or exiting property onto County Highway R. There is no entrance to or exit from property to Fisherville Road.

Members then went back to the Town Hall to discuss whether the variance should be approved. A review of the completed paperwork provided to the property owner to complete was done and found to be all in order.

A motion by L. Coenen to approve the variance requested by B. Nowack to build a deck at the property located at 11810 County Highway R was made and seconded by D. Derosier. Motion passed with all members voting aye.

Next meeting date was set for May 14, 2025 at 6:30 PM at the Town Hall.

Motion to adjourn was made by J. Rabbitz and seconded by D. Derosier. Motion passed.

Respectively submitted

Duane Argall

Plan Commission Chair