

APPROVED MINUTES

TOWN OF WILSON PLAN COMMISSION

March 9, 2015 Meeting

CALL TO ORDER & DECLARATION OF OPEN MEETING:

Meeting was called to order by Vice Chair June Spoerl at 6:30 PM and declared an open meeting.

PRESENT: Vice Chair June Spoerl, Commissioners Fred Goebel, Jim Kummer, Dave Schleicher, and Rich Ternes. **Absent:** Chair Doug Fuller, Commissioners MaryAnn Bergin, and Guy Jones.

Others: Nancy DesJardins, John Ehmann, Dan Rostollan, Dave Faucher, Bob Hanlon, Ann Brill, and Jeff Brill.

HEARING:

- 1.) The Town of Wilson Plan Commission will hold a public hearing on a conditional use request from Christian and Missionary Alliance Church of Sheboygan for property located at 4321 County Road A, Sheboygan, WI 53081, in the Town of Wilson, Sheboygan County, WI for tax parcel #59030453040. This request is to allow public/semi-public use of A-2 Zoning (Agricultural District).

Public Hearing Speakers:

Dave Faucher, 4230 County Road A, Sheboygan, WI 53081

His main concern was increased traffic.

This Public Hearing was closed at 6:37 PM.

NEW BUSINESS:

- 2.) Approval of Draft Minutes (February 9, 2015) – These draft minutes were not approved due to errors and confusion. June Spoerl will drop off a copy of the minutes with these concerns at MaryAnn Bergin's home.
- 3.) The Plan Commission will make a recommendation on the conditional use request from Christian and Missionary Alliance Church of Sheboygan for property located at 4321 County Road A, Sheboygan, WI 53081, in the Town of Wilson, Sheboygan County, WI for tax parcel #59030453040. This request is to allow public/semi-public use of A-2 Zoning (Agricultural District).

Jeff Brill was present representing the Alliance Church, Bob Hanlon was present representing Head Start, and Ann Brill was present representing the Alliance Church and Head Start.

Vice Chair Spoerl verified that this was a conditional use permit being requested for approval, but has already been going on.

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Listed below were items of concern of the Plan Commission with responses by the Alliance Church:

- How long this was already going on and their response was September of 2014.
- How was it brought to your attention that a conditional use permit was required and their response was that the Town came to them on this matter.
- In reference to the traffic issue raised earlier, they were asked if they have a separate entrance and exit for buses and cars. Their response was that there is an entrance and an exit. One says do not enter and is used as an exit (north side of property) and the main entrance (south side of property). They also noted that there would be no increase in traffic than there has been.
- Their probationary license is to expire at the end of this month. Their response was that all paperwork is in process for the permanent license and should be approved.
- The proposed capacity is 49 and they have to be over the age of 30 months. They advised this was correct.
- Their water issue was raised. They responded that according to the Safe Drinking Act, they are being put on a monitoring program (schedule provided) and are up-to-date with the first three tests. They also noted they are required to pay for this testing.
- An increase in enrollment issue was raised. Their response was that the program is given funds for a number of children and they are obligated to have that number of children in the program. If there would be additional funds for the program to grow, they ask how many more children we think we can accommodate and then give us funds for that many more children. At present there are no additional funds available. The Daycare Licensing determines the classroom size limit.

Other Comments:

- The Head Start representative noted they do not run any classes on Wednesdays, Saturdays, or Sundays.
- The Head Start Program is currently federally and stated funded.
- The church noted that they do have all their required permits, but they just did not know a CUP was required.
- Commissioner Kummer suggested they petition the County to get the speed limit reduced in this area.

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Motion by Goebel; seconded by Spoerl recommending the Town Board approve a conditional use permit for the Christian and Missionary Alliance Church's Head Start Program as long as they continue to comply with the licensing requirements and the applicable state requirements and follow their proposed operations plan; motion carried with no nay votes and no abstentions.

- 4.) Review of Animals kept in R-1 Zoning. We tabled reviewing/revising this agenda item to allow input from the Town's Attorney. Specifically, we would like to know what other nearby municipalities are doing in terms of allowing animals – types and numbers.
- 5.) Revision of Subdivision Ordinance Chapter 4, Section 4.01 Improvements. We tabled this agenda item because we did not have any background on it. We also needed to know the question/issue Rick had about it.
- 6.) Section 8 of the Zoning Ordinance, Specifically Changing Conditional Uses Section 8.15. This agenda item has also been tabled.

OLD BUSINESS:

- 7.) Park and Forestry proposed changes to Ordinance, Chapter 30 Public Parks. We tabled this agenda item because Chair Doug Fuller was going to send copy to Town Attorney for his input and have not heard back from him.
- 8.) Sign Ordinance – Possible revision to Sign Ordinance 29.02 Administration. We tabled this agenda item as Commissioner Jim Kummer caught an error in something we had done at the February meeting.

CORRESPONDENCE:

- 9.) Approved Plan Commission Minutes (December 8, 2014 – Revised)
Approved Plan Commission Minutes (January 12, 2015)

The next Plan Commission Meeting will be held Monday, April 13, 2015, at 6:30 PM.

ADJOURN:

Motion by Schleicher; seconded by Goebel to adjourn; motion carried with no nay votes and no abstentions; and meeting adjourned at 7:47 PM.

Minutes Submitted By: MaryAnn Bergin, Secretary
Georgene Lubach, Interim Clerk