

## APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

Town of Wilson: 5935 South Business Drive, Sheboygan, WI

Meeting Date: Monday, November 11, 2019

Meeting Time: 6:30 p.m.

**CALL TO ORDER & DECLARATION OF OPEN MEETING** by Chair Roger Miller, John Ehmann, Fritz Goebel, Rich Ternes, David Schleicher, and Mandy Tran. Emily Stewart and Guy Jones excused absence.

### NEW BUSINESS:

1. Approval of Draft Minutes; October 14, 2019 – Motion by Goebel, second by Miller to approve the October 14, 2019 Draft Minutes subject to correction of phrase, unanimously carried.
2. The **Plan Commission review of specific conditions** presented by **Irish Roofing** (d.b.a.) for their **Conditional Use Permit application** to operate (after purchase of the parcel) to operate at 5023 S. Business Drive (tax parcel #59030454391), Sheboygan, WI 53081, in the Town of Wilson, Sheboygan County, that is zoned A-2 (Agricultural District) zoned parcel. This had been referred back to the Plan Commission by the Board to review and approve conditions appropriate to meet CUP criteria. Applicant had met with Miller and Ehmann prior to this Commission meeting to gather further information. Applicants disclosed some minor third party hauling activities wherein waste bins are dropped off-site and hauled from off-site location directly to Advance Waste Disposal. Ehmann subsequently prepared a draft CUP for Commission review, including regarding container rentals for non-roofing business. Miller recognizes that **Condition #6** places sufficient limitation on this concern and moves the Commission to recommend that the Board issue the CUP to RMJM Inc. d/b/a Irish Roofing with the conditions decided upon (refer to the document entitled: Town of Wilson, Sheboygan County, Wisconsin, Conditional Use Permit, signed by Town Chairperson John Ehmann, dated November 12, 2019). Miller moves that the **Commission concludes that the conditions therein meet the criteria to comply with Town Ordinances for issuance of a CUP**, second by Goebel, **motion unanimously carried**.
3. **Interpretation required of the Plan Commission on the minimum building setbacks** to be applied to a residential property that's bound both front and back by public roads, the subject parcel being 602 Indian Mound Road but that parcel is backed by Shorecrest Road – Miller described that town Zoning Ordinance doesn't explicitly anticipate this condition and suggests that the north lot line along Shorecrest be regarded as the "rear" lot line, which requires a minimum setback of 10 feet for detached buildings. **Applicant provided a property survey depicting the exact location of the garage presently under construction that is subject to building permit issuance**. The survey shows at least 13 feet setback from Shorecrest, which meets that criterion. The survey also shows at least 15 feet clearance of the garage from the west lot line, which meets the 10 feet side lot setback requirement. Motion by Miller, second by Goebel that the **Commission interprets that the subject garage** meets setback criteria and that building permit may therefore be issued; motion unanimously carried.

### OLD BUSINESS:

1. Review **amended sign permit application for new Hyundai dealership on Racetrack Road** – Miller provides summary regarding recent changes to signage design such that the proposed pylon has been moved from the location shown in the original application to a position shown in an updated figure provided by the applicant. This position is not near a driveway onto public road, so there is no "vision area" consideration, and the position does not encroach onto public road right-of-way. It therefore meets locational criteria. In response to Miller opining that the maximum sign face area of 250 square feet is exceeded (by the 289 Square feet of a single side), Roger Ostermann of OLR Signs explains that the bottom majority portion of the sign comprises "pole cover" that lacks any signage content and ought not to

count towards the sign square footage. Miller concurs that is consistent with the Commission precedence of not counting blank area on other ground as well as building signs and **moves**, second by Ternes, **recommending the Town Board approve the subject sign permit application; motion unanimously carried.**

#### **CORRESPONDENCE**

1. Approved Plan Commission Minutes – No discussion.
2. Approved Town Board Minutes – No discussion.
3. Correspondence – No discussion.

**ADJOURN:** Motion by Schleicher, second by Ternes to adjourn the meeting at 7:23pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member