

APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, May 11, 2020

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by Acting Chair John Ehmann, Fritz Goebel, David Schleicher, Rich Ternes, Emily Stewart, and Mandy Tran present. Roger Miller and Guy Jones absent. All appearing remotely by video and/or audio means that is made publicly accessible.

NEW BUSINESS:

1. **Approval of Draft Minutes from the April 13, 2020 meeting – Motion by Stewart, second by Goebel, to approve the April 13, 2020 minutes, all present voted aye, motion carried.**
2. **The Plan Commission will be reviewing the Conditional Use Permit for Serenity Farms. The committee would like to better understand the activity at its Wilson Lima Road site and any other relevant changes in its operations in general** – Ehmann providing summary of concern, stating that the activities are occurring at a different location and therefore requires separate CUP consideration from existing one. Andy Kissel appearing on behalf of Serenity Farms as its owner, provides summary of activities, stating that no wood or compost processing is occurring at the Wilson Lima location and the site serves only as a holding yard. Fire wood, top soil, wood chip, and animal bedding are stored on site. Ehmann inquires about the semi-trucks on site. Kissel answers that they used to transport logs for China market but the business has since dried up so the trucks currently transport material to their home site. Tran inquires where wood chips are processed and whether wood chips are blended in with animal bedding on site. Kissel answers that wood chips not processed on site and not blended with bedding material on site. Tran inquires how long the material is stored on site at any given time. Kissel answers that there isn't a set time and is moved as needed. Tran asks square foot coverage of piles. Kissel answers approximately 3 acres of space. Kissel states that he has conferred with the County on this matter given that some land is wetland. Kissel confirms that DNR is now reviewing their application for compost activities. States that they are holding compost but not processing compost. The waste material is in fact taken to their other site on Old Park Road and made into compost at that other location. The finished product is produced at their main farm location. Ehmann states that holding of the raw material on site comprises part of the composing process and thus this matter requires CUP. Ehmann requests that Serenity file an application for CUP, that the matter will be reviewed according to A-1 zoning standards, with further communications to Kissel by email. Will put this matter on next Plan Commission agenda with timely publication of Notice of Public Hearing. Tran inquires whether Stewart may have concerns of water drainage in this case, to which Stewart says not and was assured by Kissel's consultations with the County. Tran will request a copy of the DNR application filings. Ehmann suggests consideration of the commercial aspect of these activities. Tran suggests consideration of environmental impact, commercial and residential concerns given proximity to residential homes. Stewart suggests review of compatibility with adjacent neighborhood.

OLD BUSINESS:

CORRESPONDENCE

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

ADJOURN: Motion by Goebel, second by Stewart to adjourn the meeting at 7:03 pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member

