

APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, July 13, 2020

Meeting Time: 6:30 p.m.

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

PUBLIC HEARING:

The Town of Wilson Plan Commission will hold a public hearing on a conditional use permit request by Andrew Kissel, Present of Serenity Farm Landscaping, Inc. for property located at S ½ of SW ¼ of Section 28, T14 N, R 23 E Wilson Lima and Middle Road Lat. 43.6459 Long. -87.7496, Sheboygan, WI 53081 in the Town of Wilson, Sheboygan County, WI. This request is to allow the applicant to use the property for Composting. Parcel number is 59030462271 and the land is zoned A2 (Agriculture 2)

The Town of Wilson Plan Commission will hold a public hearing on a zoning request by Ray and Genevieve Ten Pas, W2313 Wilson Lima Road Oostburg, WI. This hearing is to consider the request of the applicants that parcel number 59030462550 (3.7 acres) be rezoned from A-1 (Agriculture District) to HC (Highway Commercial) for property location at SW of Section 29 T 14N, A 23E, Oostburg, WI 53070 in the Town of Wilson, Sheboygan County, WI. The property address is 9027 Frontage Road Oostburg, WI 53070.

Chairman Miller opens the floor to the public at 6:37 pm, beginning with public comment on the Conditional Use Permit Application for Serenity Farm Landscaping, Inc. Neil Gartman presents his concerns regarding composting activities, specifically regarding sources from diseased animals. Miller states that the temperature of physical composting is sufficient to kill viruses and bacteria. Tran concurs, states that DNR reviewed parasite concerns and concluded physio-chemical process of composting sufficient to disable the disease. Tran raises concern that disease may be transmitted by transfer from non-composted piles stored on site. Miller agrees, recognizing that carnivore animals raises risk of such issues, and that the manner of transport and storage should be reviewed to mitigate spread. Gartman further raises concerns over odor. Miller agrees that smell of carcass and bedding may be a nuisance concern. Miller refers to previous public comments regarding noise and traffic concerns pertaining to logging activities.

Chairman Miller opens the floor to the public at 6:47 pm, beginning with public comment on the rezoning request by Ray and Genevieve Ten Pas. Ray Ten Pas speaking on the rezoning request, but with some technical difficulty.

Chairman Miller closes public hearing at 6:49 pm.

NEW BUSINESS:

1. Approval of Draft Minutes from the June 08, 2020 meeting – Motion by Goebel, second by Schleicher, to approve the June 08, 2020 minutes subject to corrections, all present voted aye, motion carried.
2. The Plan Commission will make a recommendation on the conditional use permit request by Andrew Kissel, President of Serenity Farm Landscaping, Inc. for property located at S ½ of SW ¼ of Section 28, T14 N, R 23 E Wilson Lima and Middle Road Lat. 43.6459 Long. -87.7496, Sheboygan, WI 53081 in the Town of Wilson, Sheboygan County, WI. This request is to allow the applicant to use the property for composting. Parcel number is 59030462271 and the land is zoned A-2 (Agriculture 2) – Miller reviews applicant's request, states that Applicant not present and recommends discussing the matter but postponing decision for next meeting. Miller inquires whether Zimbal Mink has continued its operation after recent disease infestation. Miller reviews proposed list of conditions. Stewart states that the suggested conditions are

acceptable. Tran raises concern regarding disease, suggests including condition of requiring copy of DNR reports, further excluding wood processing and logging activities, and providing height requirement for stock piles. Applicant, Andy Kissel, arrives at meeting at 7:07 pm. Miller inquired what Applicant's present needs and anticipated activities pertaining to logging activities. Applicant answers that they plan to burn or chip the wood as the market is reduced. Tran inquired about Applicant's continued logging activities in the urban market. Applicant states that they will continue logging in select markets. Tran inquires whether Applicant are selling wood to timber companies. Applicant says they are, that half the material will be moved to market within 3-4 months and at some point, the business will decrease and the rest of the material will be cut for firewood. Miller asks whether adjacent property owner may be willing to sell 5 acres to Applicant for potential to rezone. Applicant said that he had inquired but no current interest from neighbor. Tran defined logging and wood processing activities to include interim aspects of the activities. Applicant seeks to categorize all activities under landscaping business. Miller disagrees and requires a clear operating plan. Applicant states that stockpiled wood chips will be used for landscaping business even though it is stored within the composting area shown in map. Miller inquires whether there will be present or future plans to use mink manure. Applicant answers no. Miller suggests excluding mink manure as a condition. Applicant raises complaint of the technical difficulties in calling into the meeting and raises question about receipt of meeting agenda. Clerk answers that an agenda was mailed to Applicant in lieu of public hearing. Tran states that agenda also posted online. Miller adds that several phone calls were made to Applicant by Town Chair John Ehmann as recent as within 24 hours from the meeting. Miller concludes that the commission will proceed to refine the conditions suitable for composting. Applicant will need to update site plan for composting and storage on site, separating storage from composting locations, and Applicant will need to provide clarification on these issues. Applicant clarifies piles of top soil, wood chip, mulch. Top soil is used for landscaping and composting, but the wood chip and mulch are not used for composting. Matter will be put on next agenda. Tran and Stewart will form subcommittee to work with Applicant. Nancy DesJardins adds that material onsite has doubled in the past few months and that map is no longer accurate.

3. **The Plan Commission will make a recommendation on the rezoning request by Ray & Genevieve Ten Pas, W2313 Wilson Lima Road Oostburg, WI. This hearing is to consider the request of the applicants that parcel number 59030462550 (3.7 acres) be rezoned from A-1 (Agriculture District) to HC (Highway Commercial) for property located at SW of Section 29 T 14 N, A 23 E, Oostburg, WI 53070 in the Town of Wilson, Sheboygan County, WI. The property address is 9027 Frontage Road, Oostburg, WI 53070 –** Miller moved to approve rezoning of the parcel from A-1 to HC, Goebel seconds. Matter open for discussion. Rich Ternes states that Hwy Commercial not feasible due to the residence onsite. Tran offers A-4 zoning option and inquires whether applicant is requesting two separate zoning for the requested parcel. Ten Pas answers with technical difficulties. Tran inquires whether grandfather status will be lost with rezoning. Miller answers that as long as present use is maintained, then no loss. Miller suggests continuation of this conversation at next meeting due to technical difficulties, and that Ternes assist applicant in lieu of upcoming meeting. All present votes nay, motion carried.

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 Ternes to adjourn the meeting at 8:06 pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member