

APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, February 08, 2021

Meeting Time: 6:30 p.m.

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

PUBLIC HEARING

The Town of Wilson Plan Commission will hold a public hearing on a conditional use request for Crossroads Community Church of Sheboygan for property located at 4321 County Rd. A, Sheboygan, WI 53081, in the Town of Wilson, Sheboygan for tax Parcel No. 59030453041. This request is to allow this property zoned A2 zoning – Miller opens the floor to public hearing at 6:35 pm. No comment. Floor is closed at 6:36 pm.

NEW BUSINESS:

1. **Approval of Draft Minutes from the January 11, 2021 meeting** – Motion by Stewart, second by Goebel, to approve the January 11, 2021, all present voted aye, motion carried.
2. **The Plan Commission will make a recommendation on the conditional use request from Crossroad Community 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 #59030453041. This request is to allow public/semi-public use of A-2 Zoning** – Miller will request a copy of Town's existing CUP for current business on property. Applicant states no plan to change external portions of buildings, plans for internal renovations. Tran inquires about expected number of attendees and if will be a substantial increase from current numbers. Applicant states approximately 250 cars per service, and 800-900 attendees over two days. Applicant states plan to improve and pave parking lot. Tran suggests parking lot updates on site plan for Commission review. Miller inquires about timeline for paving project. Applicant answers plan to begin middle of May 2021, with February 26th escrow closing date. Miller requests this matter be added to upcoming Commission agenda. Ehmann suggests including provisions of the existing CUP. Tran inquires whether fencing will be included in new site plan, Applicant answers that they do not plan to add fencing. Applicant will be adding signs on property.
3. **Sign Permit Application; Ten Pas Sign Co. Inc., Ray TenPas, Wilson-Lima Rd., Oostburg, WI 53070 for 9027 Frontage Rd., Oostburg, WI 53070** – Mr. Ten Pas inquires about legal basis under State and federal law to allow a cap provision on billboard signs under Town Ordinance. Ehmann states that the matter will need to be referred to Town attorneys. Miller asks for this matter to be placed on next agenda.
4. **10028 Minderhaude Road – Discussion of potential building addition addition and zoning conformity** – Lessee of parcel property inquiring about legal conformity of the property thereon. States that he is interested in purchasing or renovating a building on the property but unsure if it is currently a legally or illegally non-conforming use. Discussed history of the building in question. Miller suggests research to identify initial construction of the building in question and to determine the date of the most relevant ordinance to determine it's legal or illegal status.
5. **Consideration of Zoning Ordinance Updates for Commercials and Residential Uses** – This matter is postponed for the next meeting.

OLD BUSINESS:

CORRESPONDENCE

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

3. Correspondence – No discussion.

ADJOURN: Motion by Ternes, second by Schleicher to adjourn the meeting at 8:02 p.m., all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Membe