

DRAFT MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, December 13, 2021

Meeting Time: 6:30 p.m.

CALL TO ORDER & DECLARATION OF OPEN MEETING by Chair Roger Miller (delayed arrival at 6:45), John Ehmann, Fritz Goebel, Erik Thelen, Guy Jones, Dave Schleicher, and Mandy Tran present. Emily Stewart absent.

PUBLIC COMMENT: The Commission reserves the first few minutes for public comment on any topic that relates to Plan Commission Meeting government. If you are speaking about something that is not on the agenda, law prohibits the Board from taking action tonight. Public comments are limited to 3 minutes per person and no more than 30 minutes total – Miller opens floor to public comment at 6:47 pm. No comments. Floor closes at 6:47pm.

NEW BUSINESS:

1. **Approval of Draft Minutes from the November 08, 2021 meeting** – Motion by Goebel, second by Thelen to approve the November 08, 2021, all present voted aye, Schleicher abstains, motion approved.
 2. **The Plan Commission will review the billboard application from Sign Me Up Outdoor Advertising, c/o Paul Radermacher for Oostburg Seamless Gutters, LLC, 4731 Wilson Lima Rd., Sheboygan, WI 53081, parcel 59030463416, zoned HC** – Tran requests updated image with correct dimension. Motion by Goebel, second by Jones, to recommend that the Town Board approve the billboard application from Sign Me Up Outdoor Advertising for Oostburg Seamless Gutters, LLC, 4731 Wilson Lima Rd., Sheboygan, WI 53081 with submission of an updated image with correct dimensions, all present voted aye, motion approved.
 3. **The Plan Commission will review the sign application from Eric Rohs – Sign Effects, Inc. for Van Horn Auto Dealership, 5515 Racetrack Rd., Sheboygan, WI 53081, parcel 59030454493, zoned HC** – Motion by Thelen, second by Goebel, motion the Board to interpret the application to conform with the ordinance and issue the permit for the application as applied, all present voted aye, motion approved.
1. **Review of and consideration to recommend modification, renewal, or nonrenewal of Serenity Farm's Conditional Use Permit for operating composting activities in the northeastern portion of an A-2 zoned parcel having Tax Key parcel number 59030462271 in the south half of Section 28 and located on the north side of Wilson Lima Road** – Tran provides summary of previous on-site review with Board Member, Nancy DesJardins, at the Wilson Lima Road property on November 08, 2021. Motion by Tran, second by Goebel, recommend to the Board that the CUP issued to Serenity Farms in 2020 was found to be in nonconformance as summarized in the letter sent to Serenity Farms on this matter outlining CUP violations and other ordinance violations. Friendly amendment by Ehmann that the Plan Commission advise the Board to make a determination that the CUP is out of compliance in the areas summarized in the December 06, 2021 letter to Serenity Farms. Friendly amendment accepted by Tran. Friendly amendment by Thelen that the Plan Commission advises the Board that the CUP is out of compliance as outlined in the December 06, 2021 letter and the site visit and request that the Board make further determination as appropriate. Tran accepts Thelen's friendly amendment. All present voted aye, motion approved.
 2. **The Plan Commission will interpret what is proposed as a permitted use under present zoning I-1 (Light Industrial District) for interpreted under 20.02 uses: O. Warehouses and storage facilities** - Tran interprets the word warehouse to provide a broader scope of use that includes the narrower use of mini-storage. Thelen interprets the word mini-warehouse or alternatively, self-storage, to be a separate category from the word warehouse, based on special treatment of self-storage uses under statute and code, specifically citing WI Code 704.90.

3. **The Plan Commission will discuss meeting remotely** – Miller recommends to the Commission that Thelen as replacement of Plan Commission Chair position to which Miller will remain as a Commission member. Further action will be taken by the Town Board to authorize the recommended change. Miller defers this matter to Ehmann and Thelen for determination. Commission agrees to hold meeting partly in person at Town Hall for those Commission members without internet access but the meeting will be held remotely otherwise.
4. **Consideration of Zoning Ordinance Updates for Residential Uses** – Matter postponed for the next Agenda 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 Schleicher, second by Jones to adjourn the meeting at 8:20 p.m., all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member