

## DRAFT MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, February 14, 2022

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, Emily Stewart, and Mandy Tran present.

**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. Floor opens for public comment. No public comment. Floor closes to public comment.

1. The Town of Wilson Plan Commission will hold a public hearing on a rezoning request by property owner Linda Kober, 3836 Stahl Rd., Sheboygan, WI 50081. This hearing is to consider the request of the applicant for the rezoning from (Light Industrial) I1 into (Highway Commercial District) HC. This request is for tax parcel 590304545520. Floor opens for public hearing. No comment for public hearing. Floor closes for public hearing.

### NEW BUSINESS:

1. **Approval of Draft Minutes from the February 14, 2022 meeting** – Motion by Fritz, second by Jones, all present aye, motion carries.
2. **The Plan Commission will have a pre-application meeting for a driveway permit application for Michael McDonnough at 326 Wahgouly Road, Sheboygan, WI 53081, Parcel No. 59030470340** – Applicant, Michael McDonnough, present. Ehmann comments that the driveway currently does not run perpendicular with the road, which is being redesigned to conform with this ordinance requirement. Miller comments that the location is relatively high relative to the lot and may need a culvert. Ehmann raises concern regarding drainage towards the road. Would need inspection by Scott Schramm to be sure water does not drain into the road since driveway is above the level of the road. Jones states that previous meetings discussion regarding padding near the road and this may be considered a parking pad. Ehmann requests review by Town Engineer, Scott Schramm. Miller requests an engineering plan drawing with contour lines for review by Town Engineer.
3. **Discussion on interpretation and potential modifications to the Town's zoning ordinance as to the use of residential property and to terms related to storage, mini-storage, and warehousing, in Highway Commercial (HC), Light Industrial (I1) and General Industrial (I2) districts** – Miller recuses himself from this matter. Thelen standing in for Miller as Chair. Motion by Tran, second by Jones, to discuss this matter. Tran provides background for rehearing and review of this matter. Tran suggests the words "warehouse and storage" be interpreted in it's broadest context in alignment with State statutory language and interpretation of these words. Ehmann comments that Town Ordinance has preference for narrower allowances within areas intended for retail usage with desire to exclude mini-storage from Light Industrial areas and included in Highway Commercial areas. Ehmann suggests clarifying the ordinance language by limiting the category of use and not limiting the definition of the words "warehouse and storage". Motion by Tran recommending to the Board to amend the language of the Town Zoning Ordinance where the words "warehouse and self-storage" will be interpreted in their broadest context with the addition of exclusive language, "not including self-storage", in Section 20 pertaining to Light Industrial use, second by Jones. Ehmann requests proposal in writing. Stewart suggests that the decision be treated as a matter of record keeping by simply recording the agreement among members of the Commission in the minutes. Friendly amendment offered by Ehmann to add clarifying language as opposed to exclusive language by stating that "self storage" be for purposes of industrial use. Tran accepts friendly amendment. The motion with accepted friendly amendment restated as follows: Recommendation to the Board to amend the language of permitted use in Section 20 relating to Light Industrial Use from "warehouse and storage facilities" to the following, "warehouse and storage facilities for industrial use", all aye, Miller abstains, motion carries.

4. **The Plan Commission will review the zoning change from Linda Kober, 3836 Stahl Rd., Sheboygan, WI 53081. This property is zoned Light Industrial District (I1) and proposed zoning to Highway Commercial District (HC). The parcel number is 59030454520** – Motion by Jones to discuss this application for zoning change, second by Goebel, matter open for discussion. Stewart inquires whether resident on property is owner occupied. Al and Lauri Latifi, interested parties, present. Tran inquires whether Al and Lauri Latifi intends to run a home office long term or to physically move the office out of the residential home. Al and Lauri plans to keep business on residential property long term. Thelen comments that running a business out of the home conforms with ordinance. Motion to recommend approval of zoning change to the Town Board, second by Goebel, matter open for discussion. Ehmann summarizing sequence of conversation. All present votes aye, Miller abstains, motion carried.
  
5. **Consideration of Zoning Ordinance Updates for Residential Uses** – Stewart summarizes history of efforts on this matter and will provide synopsis on Guest Cottage inquiry. Miller discusses a question raised by Tran regarding why minimum parcel size for R-1 is 20,000 sqf. Miller suggests revisiting minimum lot sizes. Stewart suggests 10,000 sqf minimum lot size for R-1. Ehmann comments on deeper lots within the Black River area and may not work well for subdividing if minimum lot sizes are reduced. Tran suggests developing a separate residential zone to serve as a natural transitional buffer between non R-1 zoned areas to R-1 zoned areas. Ehmann agrees this is a good matter for review at this time and consistent with other municipal planning strategies. Miller suggests evaluating this together with current evaluation efforts by Stewart and Tran. Ehmann comments that this may lead to modification of Town general use map. Tran comments that this matter will be discussed at next Annexation Ad Hoc Committee meeting and suggests including local developers for their input potential community design.

#### **OLD BUSINESS:**

#### **CORRESPONDENCE**

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

**ADJOURN:** Motion by Jones, second by Miller to adjourn the meeting at 7:36 p.m., all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member