

DRAFT MINUTES TOWN OF WILSON PLAN COMMISSION MEETING

Town of Wilson: 5935 South Business Drive, Sheboygan WI

Meeting Date: March 14, 2022

Meeting Time: 6:30 P.M.

CALL TO ORDER AND DECLARATION OF OPEN MEETING at 6:36 p.m. by Chair Erik Thelen, John Ehmann, Fritz Goebel, Roger Miller, Guy Jones, Dave Schleicher, Emily Stewart. Mandy Tran excused.

Other attendees: Michael McDonnough, Gregg Wagner, Charleen Peterson

PUBLIC COMMENT: None.

NEW BUSINESS

1. Approval of Draft Minutes from February 14 meeting. Thelen motion to postpone approval of February 14 minutes until next meeting, second by Miller, motion passes.
2. PC recommendation on second driveway request by Michael McDonnough 326 Wahgouly Road, Parcel number 59030470340. PC requested but has not received review from Scott Schramm, town engineer. Motion by Ehmann to recommend approval contingent upon Scott Schramm's review and approval of the driveway plan. Second by Emily Stewart. Passed unanimously.
3. Pre-application meeting re: Bridger Tower Corporation for property owner Wagner Excavating Properties LLC to place a wireless tower in 900 sq ft fenced enclosure on the Wagner property, south side of Weeden Creek Road, Sheboygan, Parcel number 59030453960. Property is zoned Light Industrial, for which such towers are a permitted use. 50 foot tower requires a CUP, which the PC has in hand. Roger Miller motion to "recommend approval contingent upon review by town engineer. The review to include grading and erosion control and also a review of the certificate of compliance for completion. Fritz Goebel seconds, motion passes unanimously.

Subsequent to the meeting, Chair notes that this CUP requires a public hearing. This will be scheduled for the April PC meeting, by which time we expect to have the town engineer's review. At that time the PC will again consider a motion to recommend.

4. Pre-application meeting for zoning request by Nancy Manning for 5837 S. Business Drive, Parcel number 59030458921. The parcel is zoned Highway Commercial. Nancy Manning is not in attendance, and the PC does not yet know what the zoning request might be. Town clerk is directed to invite Nancy Manning to make a request and attend the pre-application meeting. Further discussion is postponed pending applicant's further guidance. Moved by Thelen, second by Miller. Passed unanimously.

5. Pre-application meeting with Michael Schultz for a proposed residential subdivision on the south side of Stahl Road west of Moenning Road. The Chair notes the agenda for this meeting requires correction regarding parcel numbers. The applicant is not present. We are postponing this pre-application meeting pending the participation of the applicant and the correction of the parcel numbers. Requesting that town clerk contact the applicant. Motion by Thelen, second by Miller. Passed unanimously.

6. Pre-application meeting with John and Charleen Peterson for a Conditional Use Permit for a consignment/antique shop at N2647 County Rd A, Oostburg, parcel number 59030463160. The parcel is zoned Agricultural District 2. Discussion includes looking at the parcel on the map and discussion with Charleen Peterson regarding parking, signage, grounds kept neat. This Conditional Use requires a public hearing, which will be scheduled for the April PC meeting. Thelen will write the conditions for the CUP application and coordinate with the Petersons.

7. Discussion on interpretation and potential modifications to 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. This item is postponed to the next PC meeting so that we can see draft language and redline version by Mandy. This proposed change will require a public hearing at the PC in May. The motion to postpone is made by Thelen, seconded by Jones, passed unanimously.

8. Consideration of Zoning Ordinance updates for Residential Uses. Discussion included minimum lot sizes and single family residence square footage minimums. The Ad Hoc Annexation Committee is also discussing this matter, and Emily Stewart who also serves on that committee has developed a relevant document. There is discussion of a new R zone. It's desirable to have input from builders and realtors to understand market developments. Any change of ordinance would require a public hearing.

ADJOURN: Meeting is adjourned at 7:58 p.m. Motion by Miller, second by Stewart, passed unanimously.

Respectfully submitted by Erik Thelen