

APPROVED MINUTES

TOWN OF WILSON PLAN COMMISSION

August 8, 2011 Meeting

CALL TO ORDER & DECLARATION OF OPEN MEETING:

Meeting was called to order by Chair Fuller at 7 PM and declared an open meeting.

PRESENT: Chair Doug Fuller, Commissioners MaryAnn Bergin, Fred Goebel, Jim Kummer, Dave Schleicher, June Spoerl, and Rich Ternes. **Absent:** Commissioner Guy Jones. **Other:** Mark Mayer, Neil VanDerJagt, Douglas Ten Haken, Bill Gartmann, Ray Ten Pas, and Dale Sommer.

HEARING:

- 1.) Conditional Use Permit Request by Douglas Ten Haken for Property Located at 9835 Middle Road, Oostburg to Allow the Applicant to Use the Property for Recycling Scrap Metals. The Parcel Number is 59030463820 and the Land is Zoned A-2 (Agricultural Use). All neighbors received notice.

Bill Gartmann, 5003 W. County Road OK, Sheboygan – Bill stated that the Ten Haken brothers ran businesses and were well respected and honest. They had a good reputation and felt this should be taken into consideration and recommended approval.

Ray Ten Pas, W2312 Wilson-Lima Road -- Stated he did not object this business next to his property.

Letter from Phil and Sharon Mersberger, 9759 Middle Road, Oostburg -- Chair Fuller read their letter to the Plan Commission for public record. Their letter stated they are Doug Ten Haken's nearest northern neighbor since 1991 and were unable to attend tonight's meeting. Over the years, Doug has been a good neighbor with his businesses, first as a mason in the concrete business, and now as a scrap metal recycler. Noise is minimal, there is no odor or dust to be concerned with, and any scrap metals are stored within the pole shed. Has visited the recycling business a number of times and found it to be clean, efficient, and respectful of the neighborhood. It provides a convenient place for town residents to recycle. They would be in favor of the Plan Commission making a positive recommendation for a conditional use permit to Douglas Ten Haken to allow a scrap metal recycling business providing there is a northern buffer area of approximately 5 acres between the conditional use area and his home site. Please consult the attached map. Has spoken to Doug Ten Haken about this and he is agreeable to these conditions.

Public Hearing closed at 7:07 PM.

APPROVED MINUTES

TOWN OF WILSON PLAN COMMISSION

August 8, 2011 Meeting

APPOINTMENTS:

- 2.) VanDevelopment LLC, 7441 Middle Road – Regarding On-Premise Sign Permit Application. With Sign #1 being put on Building #2, Chair Fuller questioned how deep Building #2 was. Neil VanDerJagt stated Building #2 was the building in the center of the three of them. It would be put at the top of the firewall above the roof. The building is 50 Ft. Wide x 140 Ft. Long. It would be 40 Ft. from the east end of the building on the firewall. Sign #2 is a ground sign. Commissioner Kummer questioned the sign's height. Neil VanDerJagt stated it is 6 Ft. x 9Ft. on the northwest corner of property and 20 Ft. off Sauk Trail right of way. Commissioner Kummer also questioned the zoning of the property. Neil VanDerJagt responded that it was zoned Highway Commercial. Commissioner Spoerl questioned if Sign #2 would be lit. Neil VanDerJagt replied that the ground Sign #2 would not be lit and Sign #1 would be lit off the side of the firewall. Chair Fuller noted that this would be taken up again under New Business.
- 3.) Mike Mayer, 5107 Evergreen Drive, Sheboygan – Regarding Application for Additional Driveway. The additional driveway is required for a garage he wants to build. Chair Fuller questioned ownership of a piece of land where the driveway is to come in. Mike Mayer verified it was Juniper Drive and it is the town's right of way. Chair Fuller also questioned whether Larry Hilbelink (Building Inspector) had been there. Mike Mayer stated they were awaiting County Conservation. Chair Fuller further questioned the existing driveway. Mike Mayer responded that the existing driveway on Evergreen Drive will remain. This is the driveway that goes up to the house. It was noted there is another existing garage on Juniper Drive. Mike Mayer noted it falls under the 20% land coverage (County Planning Requirement). Chair Fuller asked Mike Mayer if he had reviewed our ordinance. Fuller then focused on limited access points, noting access points shall be limited to those necessary to serve the property. Multiple access points shall be reviewed and approved by the Plan Commission. That is why Chair Fuller questioned the existing driveway, because with the new driveway, you will have two access points. Chair Fuller noted that this would be taken up again under New Business.

NEW BUSINESS:

- 4.) Conditional Use Permit Application Request from Douglas Ten Haken to Use For Property Zoned A-2 (Agricultural Use), Located at 9835 Middle Road, Oostburg, for Recycling Scrap Metals. Discussions were held among Commissioners regarding licensing required for conditional uses in A-2 land in salvage yards and landfill sanitary sites, the business growing in the Ag area, and safeguards in place for rain runoff and seepage into Black River. Commissioner Kummer mentioned that if the business/ property are sold, the conditional use permit does not trade hands. Chair Fuller further stated that when the property changes hands, the conditional use permit ends.

Motion by Goebel; seconded by Spoerl to recommend approval of the conditional use permit to the Town Board with protection for Black River seepage and runoff and limiting to three acres as depicted in Phil Mersberger's August 8, 2011 letter; motion carried with no nay votes and one abstention.

APPROVED MINUTES

TOWN OF WILSON PLAN COMMISSION

August 8, 2011 Meeting

- 5.) Sign Permit Application for On-Premise Signs from VanDevelopment LLC, 7441 Middle Road, Sheboygan. Chair Fuller noted that for Sign #1 on Firewall, per ordinance calculation, can have 340 Sq. Ft. of signage. It is 6 x 50 which equals 300 Sq Ft. It's a fit.

Chair Fuller noted for Ground Sign #2, the sign cannot be higher than 15 Ft. This sign is 6 Ft. High x 9 Ft. Wide, so there is no issue with this sign.

Chair Fuller further stated we do have a requirement that all on-premise ground signs may be set up to and in parallel with the right of way line, but does not have to be.

Commissioner Kummer questioned if wind loads were required for these signs. Discussions took place regarding wind loads. Chair Fuller noted all signs, except those attached flat against the wall of the building, shall be constructed to withstand a 30 per square foot wind load on the area of the sign and structure. There will be no sign above the firewall. It will be flat against the firewall. The block wall is taller than what the sign will be. There will be no additional construction on the building. It is not a roof sign, but a wall sign. Not an issue.

There should be no concern to entrance to cemetery obstructing vision to oncoming traffic.

Commissioner Spoerl questioned if the banners would be taken down once the signs are up. Response was yes. Commissioner Spoerl also questioned if there is a limit to the number of signs on the area. It was noted the number of signs is based on square footage.

Motion by Schleicher, seconded by Goebel to approve both signs as stated; motion carried with no nay votes and one abstention.

- 6.) Request for Additional Driveway from Mike Mayer for Property Located at 5107 Evergreen Drive, Sheboygan. Commissioner Goebel preferred to have garage on Juniper Drive instead.

Commissioner Spoerl preferred to get rid of small existing garage, because there is a small driveway going to it. With the new garage, there will be three driveways. Meaning there are three access points.

Chair Fuller noted Mike Mayer still awaiting County approval for reducing to 24 Ft. x 24 Ft. Chair Fuller also noted that the apron approach to the driveway must be paved within 12 months.

Chair Fuller also brought up the idea to get rid of the concrete driveway on Evergreen Drive and just leave a sidewalk. This would get rid of one access point.

There may be an issue with signage.

APPROVED MINUTES

TOWN OF WILSON PLAN COMMISSION

August 8, 2011 Meeting

Motion by Schleicher; seconded by Goebel to approve the new driveway with the condition the old driveway on Evergreen Drive be modified to allow a sidewalk; motion carried with no nay votes and one abstention.

7.) Approval of Draft Minutes – July 11, 2011 Minutes

Motion by Fuller; seconded by Goebel to approve the July 11, 2011 minutes as amended; motion carried with no nay votes and three abstentions.

8.) Sign Ordinance – Reading material provided by Chair Fuller. Hoping only need to change the ordinance. Intention is to get building permits as part of sign permits. What is in red is added or stricken. Commissioners reviewed material submitted by Chair Fuller.

Chair Fuller to make modifications, have Cheryl make distributions to all Commissioners, and get a draft to the Town Board for their review and comment. Then come back to Plan Commission for a public hearing.

OLD BUSINESS:

9.) Business Park Building Architecture and Requirements – More discussions took place regarding this topic if we want to go with two different standards.

10.) C-2 Cemetery Zoning Setbacks – Fred Goebel updated this ordinance by removing all non-cemetery language and adding lot minimum of 15 acres to 22.23. What was C2 Conservancy

Motion by Schleicher; seconded by Goebel to accept modifications to the C-2 Cemetery District language; motion carried with no nay votes and two abstentions.

CORRESPONDENCE:

11.) Approved Plan Commission Minutes (June 13, 2011)

12.) Approved Town Board Minutes:

Joint Town Board/Sanitary District Nos. 1 & 2 Minutes (April 20, 2011)

Special Town Board Meeting Minutes (June 24, 2011)

Town Board Meeting Minutes (July 6, 2011)

Special Town Board Meeting Minutes (July 11, 2011)

Special Joint Town Board/Community Fire & Hazards Evaluation Committee/Fire Study

Sub-Committee Meeting Minutes (July 14, 2011)

Town Board Meeting Minutes (July 18, 2011)

Special Town Board Meeting Minutes (July 27, 2011)

APPROVED MINUTES

TOWN OF WILSON PLAN COMMISSION
August 8, 2011 Meeting

FUTURE AGENDA TOPICS:

No future topics.

*The next Plan Commission Meeting will be held September 12, 2011, at 7 PM.

ADJOURN:

Motion by Fuller; seconded by Schleicher to adjourn; motion carried with no nay votes and two abstentions; and meeting adjourned at 8:51 PM.

Minutes Submitted By: MaryAnn Bergin, Secretary
Cheryl Rostollan, Clerk

UNOFFICIAL