

TOWN OF WILSON PLAN COMMISSION

October 11, 2010 Plan Commission APPROVED Meeting Minutes

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, Guy Jones, Jim Kummer, David Schleicher, June Spoerl, Rich Ternes, **Absent:** Fred Goebel. **Also Present:** Lou Cha, Chieng Cha, Jeff Berglund, Meg Trager, Tom Perkins, Cheng Her, Pa Her, Keith Rusch, Marge Pearce, and Dave Gartman.

APPROVAL OF DRAFT MINUTES:

- 1.) September 13, 2010 -- New Business Section, Item #4, Lines 3 & 4, verify sign's original construction date on meeting's audio recording; Future Agenda Topics, Item #6, "Tim" Berglund should read "Jeff" Berglund.

Motion by Kummer; seconded by Ternes to approve September 13, 2010 minutes as amended; motion carried with no nay votes and no abstentions.

PUBLIC HEARING:

- 2.) Request for Rezoning, 7225 Shircel Road, Sheboygan – Jeff Berglund, 1521 CTH V, Sheboygan – No Comment, only stated his name needed to be corrected twice on tonight's Agenda from "Tim" Berglund to "Jeff" Berglund.
- 3.) Conditional Use Permit Application for Public/Semi-Public Use at 5404 CTH A, Sheboygan – No Comments.

APPOINTMENT:

- 4.) Jeff Berglund, Request for Rezoning and Certified Survey Map of 7225 Shircel Road, Sheboygan -- Request to divide this property and maps provided. Fuller questioned if County Planning received the same Certified Survey Map and documentation as the Plan Commission and Jeff Berglund responded yes.
- 5.) Lou Cha and Chieng Cha, Community Alliance Church – Conditional Use Permit Application for Public/Semi-Public Use at 5404 CTH A, Sheboygan -- Grace Baptist is selling property and Community Alliance Church is purchasing it. They are requesting to continue the Conditional Use Permit for church purposes. Will be operating under the same guidelines.
- 6.) Marge Pearce, Long Range Planning Ad Hoc Team, Regarding Wind and Solar Energy Task Assignment & Recommendation – The Wind Siting Committee has made their recommendation to the Public Service Commission (PSC). The PSC has accepted and approved the recommendation and now is at the point where it requires Legislative vote to become a "Rule". These rules contain minimum and maximum standards which may be adopted by local municipalities. It appears each application for a wind tower must be addressed individually and "one size fits all" does not apply. In reviewing "Town of Wilson Ordinance 8.00 Conditional Uses" and "8.04 Energy Conservation Uses" the ordinance reads wind and solar energy production are "Conditional Uses In Agricultural and Industrial Districts". Based on that restriction, review of the Wind Siting Committee Report, and review of the proposed Wind Siting Rules, TWLRP Task Team recommends the Town of Wilson Board, after

TOWN OF WILSON PLAN COMMISSION

October 11, 2010 Plan Commission APPROVED Meeting Minutes

review by the Town of Wilson Plan Commission, amend the Town of Wilson Zoning Ordinance Chapter 8.04 to adopt the rules as they are going to be adopted by Legislature.

Motion by Schleicher; seconded by Spoerl to wait until Legislature makes their review, then have Long Range Planning Ad Hoc Committee review once they have it approved; motion carried with no nay votes and no abstentions.

NEW BUSINESS:

- 7.) Request for Rezoning and Certified Map, Jeff Berglund, 7225 Shircel Road, Sheboygan

Motion by Fuller; seconded by Spoerl recommending the Town Board to approve the rezoning of Outlot 1 on the Certified Survey Map dated August 19, 2010; recommend approval zoning of Outlot 1 to A2 and that it be combined with parcel to the north (1521 CTH V); recommend approval of the rezoning of Outlot 2 to C1 Conservancy that lot is also noted on Certified Map; and the rezoning of Lot 1 to A4 (7225 Shircel Road), lot also is described on Certified Map; motion carried with no nay votes and no abstentions.

- 8.) Community Alliance Church, Requested Amendments to Conditional Use Permit for Semi-Public Use at 5404 CTH A, Sheboygan – Existing permit was used and changes were made. No major changes were made. Will be operating under the same guidelines as a church. Grace Baptist Church had amended their hours of operation.

Motion by Schleicher, seconded by Kummer to approve Conditional Use Permit set forth March 10th with change of adding Item #8--No off premise parking; motion carried with no nay votes and no abstentions.

- 9.) Zoning for Institutional Use – No info in our packet. Reviewed October 7th memo from Atty. Rosenfeldt previously received. Larry Hlibelink had requested “special use” as opposed to “conditional use”.

Motion by Fuller; seconded by Schleicher to table the discussions on zoning for conditional use, have the clerk give the Building Inspector a copy of counsel's Oct. 7th memo to review and get his input, and also put this item back on the agenda for November; motion carried with no nay votes and no abstentions.

- 10.) Town of Wilson Sign Ordinance, Proposed Amendments – A Special Meeting is scheduled for Wednesday, October 13 at 6 PM to go over the finalization of the amendments with the intent that our meeting is presumably going to act positively on some kind of amendment and being followed by the Town Board having a meeting hopefully acting positively on what we just recommended to them. Question raised as to any changes in State Law in signage. Fuller to e-mail counsel with recommendations and issues.

TOWN OF WILSON PLAN COMMISSION

October 11, 2010 Plan Commission APPROVED Meeting Minutes

OLD BUSINESS:

No Old Business Items

CORRESPONDENCE:

- 11.) September 8, 2010 Town Board Meeting Minutes
- 12.) September 16, 2010 Special Town Board Meeting Minutes
- 13.) September 20, 2010 Town Board Meeting Minutes
- 14.) September 23, 2010 Special Town Board Meeting Minutes

FUTURE AGENDA TOPICS:

- 15.) October 13, 2010 Public Hearing – Proposed Amendments to the Town of Wilson Sign Ordinance

*The next Plan Commission Meeting will be held November 8, 2010, at 7 PM.

ADJOURN:

Motion by Schleicher; seconded by Bergin to adjourn; motion carried with no nay votes and no abstentions; and meeting adjourned at 9:17 PM.

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