

## TOWN OF WILSON PLAN COMMISSION

### November 8, 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, Fred Goebel, Jim Kummer, June Spoerl, Rich Ternes, **Absent:** Guy Jones and David Schleicher. **Also Present:** David Senkbeil and Larry Hilbelink.

#### APPROVAL OF DRAFT MINUTES:

- 1.) October 11, 2010 Plan Commission DRAFT Meeting Minutes.

Motion by Kummer; seconded by Ternes to approve October 11, 2010 minutes; motion carried with no nay votes and one (1) abstention.

- 2.) October 13, 2010 Special Plan Commission Meeting Minutes.

Motion by Spoerl; seconded by Ternes to approve October 13, 2010 special minutes; motion carried with no nay votes and one (1) abstention.

#### APPOINTMENT:

- 3.) Larry Hilbelink, Town of Wilson Building Inspector regarding Proposed Zoning for Institutional Use. Chair Fuller asked that Larry Hilbelink be added to the agenda in order to have an open discussion regarding community based living that was brought up at a previous meeting. Since Larry had dealt with this in the past, he wanted Larry to look over what was proposed by counsel and have a dialogue with us for a better understanding before we make any decision. Per Larry Hilbelink a request was received for a CBRF on Shircel Road and there is no zoning ordinance addressing adult family homes, whether 8, 16, or over 16. He felt this needs to be addressed to prevent clustering these types of homes. He suggested we may want to address this before it becomes a problem. He stated what counsel had written R-1, R-2, and R-3 looked good, but noted that Shircel Road is zoned A-2, there are a lot of residential districts in the Town of Wilson zoned A-2, and all of Shircel Road is zoned A-2. Counsel does not address this. How do we address A-2's. Commissioners previously asked counsel to address A-1, A-2, A-3, A-4 and R-1, R-2, and R-3. Per Counsel, Items 1, 2, and 3 are Permitted Uses (Special Uses) and Items 4, 5, & 6 are Conditional Uses. We may need to put in zoning for R-1, R-2, and R-3 as Special Use for CBRF. The only restriction allowed would be 2,500 feet from another such facility. Question was raised as to whether the word "facility" means structure or the parcel it sits on. Need to define what "facility" is. Similar to counsel's Items 7 and 8 definition section. A-1, A-2, A-3, and A-4 still need to be addressed. Question also was raised pertaining to Item 9 of counsel's proposal regarding obtaining a conditional use. If the Board would find that the facility posed a threat (health, safety, or welfare) to the Town residents, it may order the facility to cease operation unless a conditional use permit is obtained.

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**NEW BUSINESS:**

No New Business

**OLD BUSINESS:**

- 4.) Zoning for Institutional Use. Following are items Plan Commission wants counsel to come back to them with:

Include Ag Zoning (A-1, A-2, A-3, & A-4) as Special Use.  
Facility should mean parcel (we want to use parcel).  
City has reference for Special Use.  
City has facility definition.

**CORRESPONDENCE:**

No Correspondence

**FUTURE AGENDA TOPICS:**

- 5) Setbacks in Highway Commercial Areas

\*The next Plan Commission Meeting will be held December 13, 2010, at 7 PM.

**ADJOURN:**

Motion by Kummer; seconded by Spoerl to adjourn; motion carried with no nay votes and no abstentions; and meeting adjourned at 8:06 PM.

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