

October 9, 2017 Plan Commission Meeting Minutes Town of Wilson

Meeting in the Town Office called to order by John Ehmann, Miller being present but too sick to chair the meeting, at 6:30 p.m. Also in attendance were Commissioners David Schleicher, Fritz Goebel, Rich Ternes, Gerry Bertsch, Guy Jones, and Emily Stewart.

Public Hearings:

- 1) **Rezoning of three acre parcel at 4632 Frontage Road (Tax Key Parcel #5903045986)** from L-1 (Light Industrial) to HC (Highway Commercial) – No public comment.
- 2) **Rezoning from A-1 to A-4 of at least one acre on which a home (5923 S. Business Drive)** is located to allow this to be divided (by Certified Survey Map) from its eight acre parent parcel (Tax Key Parcel #59030458931) – Steve Doro (6023 S. Business Drive) inquired as to the purpose of the rezoning, to which Schleicher answered. No other public comment.

New Business:

- 1) Approval of August 14, 2017 meeting minutes; Approved as submitted.
- 2) **Rezoning of 4632 Frontage Road** (Tax Key Parcel #5903045986) from L-1 (Light Industrial) to HC (Highway Commercial) – Motion to approve by Ternes, second by Goebel, unanimously **approved**.
- 3) **Rezoning from A-1 to A-4 of at least one acre on which a home (5923 S. Business Drive)** is located to allow this to be divided (by survey map) from its eight acre parent parcel (Tax Key Parcel #59030458931). The CSM provided that defines the subject land does not provide conforming side and rear setback requirements to existing buildings. Motion by Goebel, second by Miller to **conditionally approve the change in zoning and the land division contingent upon the applicant submitting a CSM that meets setback requirements** to create the land division, unanimously approved.
- 4) **Land division** of at least one acre on which a home (**5923 S. Business Drive**) is located to allow this to be divided (by survey map) from its eight acre parent parcel (Tax Key Parcel #59030458931) – See item 3 above.
- 5) **Sign permit application for Hardees at Love's Travel Shops located at 6710 S. Business Drive** – Motion to approve by Jones, second by Ternes, unanimously **approved**.
- 6) **Conditional Use Permit** application for **Sheboygan Powersports** to build a **12,000 SF unheated boat storage building at 5425 Race Track Road** which is zoned Highway Commercial (HC) – Miller identified the proposed addition is a permitted use and therefore does not require a CUP, but will require a grading plan as well as a storm water management plan if performance requirements of the latter are not already provided by prior site plans. Applicant (Jordan) will research that and respond to Miller.
- 7) **Conditional Use Permit** amendment application by **Oostburg Seamless Gutters** for a 4,100 SF building addition at 4731 Wilson-Lima Road. Applicant not in attendance. A current grading plan is not included in the application and the builder's (Pinno Buildings) location diagram indicates the addition does not meet the town's setback ordinance from the highway. Miller will follow up with the applicant.

Meeting adjourned at 7:40 p.m.

Follow-up Notes by Miller:

5923 S. Business Drive (Tax Key Parcel #59030458931) – In checking in with Miller Engineers & Scientists P.L.S (surveyor), it was learned that **Sheboygan County requires that a CSM dividing this land needs to show the entirety of the parent parcel.** This should be taken care of by the applicant's surveyor in the course of conforming the land division survey to meet the setback requirements of the new lot lines from existing buildings.

This land division will still leave the pre-existing A-1 zoning non-conformity of the remnant parent parcel that is going from eight acres to less than seven acres. The minimum area for A-1 is 35 acres. This remnant, which will likely be about 6 ½ acres, ought to either be re-zoned as A-2 or A-3, both of which require a minimum of 5 acres, or be appended to an adjacent owned larger parcel. Georgene will contact the owners regarding this.

Sheboygan Powersports: The 1999 site development plans for the original Thompson Marine facility (emailed by Jordan to Miller on 10-10-2017) pre-dates current state storm water management performance requirements, so a plan for that must be developed. Miller referred Jordan to either Wagner Excavating or Buteyn Excavating, both of whom have engineers on staff capable of developing such plans. If neither are available on the schedule required, Miller will recuse himself from further PC actions on this site in order to make Miller Engineers & Scientists available if chosen to provide this service.

Oostburg Seamless Gutters: Miller stopped at the site the morning of October 10. The owner was not present. Although the existing and proposed increases to impervious surfaces is just under one acre, upon checking in with Georgene, Miller was reminded that the town ordinance's threshold for requiring an erosion control plan is 4,000 SF, whereas the proposed construction related ground disturbance that will include some pavement not shown on the site sketch will be about twice that amount. On October 10 Miller issued an email to the owner advising that processing of the application be deferred until after the first of the new year at which time county ordinance, which has a threshold of one acre, will take over.

In reviewing both state and town ordinances for setbacks from highways, the town of Wilson CH zoning requires 70 feet from state highways (other than a augment of South Business Drive), which the site sketch complies with, and Trans 233 (the stat reg) requires just 50 feet. So the proposed addition setback appears to not be an issue.