

## **APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING**

**Town of Wilson: 5935 South Business Drive, Sheboygan, WI**

**Meeting Date: Monday, March 09, 2020**

**Meeting Time: 6:30 p.m.**

**CALL TO ORDER & DECLARATION OF OPEN MEETING** by Chair Roger Miller, John Ehmann, Fritz Goebel, Rich Ternes, Guy Jones, Emily Stewart, and Mandy Tran present. David Schleicher excused absence.

### **NEW BUSINESS:**

1. **Approval of Draft Minutes from the February 10, 2020 meeting** – Motion by Goebel, second by Ternes, to approve the February 10, 2020 minutes subject to clerical corrections, Tran abstains, all present voted aye, motion carried.
2. **The Plan Commission will review a potential amendment to the prior Conditional Use Permit issued for Irish Roofing (d.b.a.) for property located at 5023 S. Business Dr., Sheboygan, WI 53081, in the Town of Wilson, Sheboygan County, WI for tax parcel #59030454391.** Jon Irish would like to lease out portions of this property to a landscaping business on this A-2 (Agricultural District) zoned parcel – Miller reported that Jon Irish reached out with interest about possibility of leasing out a portion of the property to a landscaping business but the original CUP was for a whole project. Miller suggested Irish file a request to amend the CUP to maintain correct scope of conditions. No request submitted as of yet. Ehmann suggests that this be considered an administrative action to update the changes of footprint usage. Miller suggests that the amendment request when submitted be forwarded to Town Board for action.
3. **Review of on-site activities related to Serenity Farm Landscaping's Conditional Use Permit** – Miller reviews Serenity Farms 2009 CUP renewal and affirms that the subject activity in question is not occurring at the CUP location but rather, at a different property owned by Andy Kissel located at Wilson Lima Rd. Miller summarizes the issues on review relating to wood processing activities (of ash trees) and animal (mink) manure composting. The ash trees may be infected with emerald ash borer and the mink manure may be contaminated by a mink disease. Purpose of this review serves to gather facts for further consideration. Miller concludes that because the wood is not grown on site and is removed from property of others, the activity does not qualify as silvicultural activity. Also because composting activity pertains to material not gathered from the owner's land to be reused on the same owner's land pursuant to exceptions provided under NR 504, the composting activity is non-conforming. Ehmann summarizes Tran's research on this matter, based on review of statutes and speaking with both DNR and USDA offices regarding permitted activities and current status of Serenity Farm's non-conforming composting activities. Ehmann notes that Andy Kissel was requested by written notice to attend this meeting but he did not attend. Neighborhood is not opposed to the business but has concern that the compost may not be treated properly and also concerned about disruptive late hour loading and transport activities, noting a truck parked overnight on one occasion. The size of the compost pile is currently over several hundred cubic yards. DNR was alerted by Kissel in 2019 to the activities on this site, which prompted review and conclusion that the activity was in violation of regulations. DNR issued the option to cease activity or obtain permitting. Currently, the activity at Wilson Lima Rd. is pending DNR permit review with interim allowance to continue activities subject to regulatory processing requirements. Tran states that DNR permit will be subject to local and federal rules. Tran also noted that DNR conducted independent research on the question of disease management of manure composting and found that if processed in specific manner outlined by DNR rules, will be sufficient to deactivate the disease. Tran states that DNR does provide a permitting process where the site is initially reviewed for conformance and allowed to proceed subject to regular inspection and strict record keeping requirements. Miller asks Stewart whether County is involved with surface water control from potential run-off, Stewart responds not currently. Nancy DesJardins reported that the culvert has been modified to accommodate activities without permit and also several years prior, a house was razed without permit. Ehmann reviewed Town Ordinance to find strict nuisance and environmental requirements. Miller summarizes that the subject is currently noncompliant with DNR

regulations and subject to permit review, is noncompliant with Town rules, that the nature of activity qualifies as wood processing, composting, commercial business and transport, and material transfer site. Ehmann states that shoreland area requires county approval as well. Miller summarizes the activities of concern at this time to be the following: 1) stockpiling, processing, transfer; 2) composting in amounts above 50 cubic yards; 3) culvert application and arrears. Miller suggests that a CUP is needed for A-1 zoning and suggests the Town Board provide notice of such requirement.

4. **Review of and potential action on the Potential Zoning Changes for Current Uses and Potential Changes to Zoning Definitions as developed by the Plan Commission during 2013 and 2014 but have not been promulgated** – Ehmann inquires about the manner of organizing the document pertaining to changes of written columns, stating also concerns regarding the more restrictive nature of certain changes (i.e. parks and playgrounds not allowed in residential areas would become a problem with rezoning). Ehmann suggests this review process involve reference to Town's long-range plan and map. Miller inquires whether definitions should be updated. Miller suggests a matrix approach to organizing levels of use. Miller suggests this matter be put on next agenda to continue this beginning discussion.

#### **OLD BUSINESS:**

#### **CORRESPONDENCE**

1. Approved Plan Commission Minutes – No discussion.
2. Approved Town Board Minutes – No discussion.
3. Correspondence – No discussion.

**ADJOURN:** Motion by Stewart, second by Jones to adjourn the meeting at 7:37pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member