

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

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

**Meeting Date: Monday, June 08, 2020**

**Meeting Time: 6:34 p.m.**

**CALL TO ORDER & DECLARATION OF OPEN MEETING** by Chair Roger Miller, John Ehmann, Fritz Goebel, David Schleicher, Rich Ternes, Emily Stewart, and Mandy Tran present. Guy Jones present not participating. All appearing remotely by video and/or audio means that is made publicly accessible.

**NEW BUSINESS:**

1. **Approval of Draft Minutes from the May 11, 2020 meeting – Motion by Stewart, second by Goebel, to approve the May 11, 2020 minutes subject to corrections, Ternes and Miller abstained, all others voted aye, motion carried.**
2. **William Theune, W1292 Townline Rd., Oostburg, request for third driveway** – Miller confirmed that the addition of third garage is conforming with A-2 zoning rules for this property. Miller requests scaled engineer plans and drawings to provide necessary drainage information relating to the driveway plan. Miller suggests a site plan for the south east side of the site, no need for site plan by certified engineer. Tran inquires about compliance with Ordinance 25.02(6) regarding requirement of an apron. Miller confirms that Sec. 25.02(2)6 does not apply to A-2 zoned properties. Motion by Miller, second by Ternes, to approve applicant's request for a third driveway with the condition and impending on when the building permit becomes affective and when Scott Schramm's requirement of a site plan with dimensions and elevations for proposed drainage improvements is provided. The matter is opened for discussion. Ehmann inquires whether the condition for approval will prevent construction of the driveway prior to approval of the garage permit. Miller suggests obtaining approval of both building permit and driveway permit at the same time as a matter of best practice. Theune agrees with the motion. All present voted aye, motion carried.
3. **The Plan Commission will be reviewing the Conditional Use Permit for Serenity Farms. The committee would like to better understand the activity at its Wilson Lima Road site and any other relevant changes to its operations in general** – Applicant not present. Ehmann confirms that Applicant has been provided a copy of email research on this topic from the Commission. Miller recommends amending the CUP application Item #8 to identify the property by name as the "Wilson Lima Road parcel" and Item #16 to remove listing of the wood processing activities. Ehmann states that the purpose of this meeting is to inform the Commission on what applicant may or may not do and that public hearing is still required on the composting component. Stewart states that the existing research and guidance is good, identifies concern over the disclosed 10' set back of the stock pile activities on the north side of the property line, recommending that a clear set back requirement be included in the CUP to be at least 10' and that applicant's screening and buffering proposal be included as well. Tran suggests this CUP be a separate stand-alone permit and that the standards be stricter than the existing CUP for its Old Park Road property due to the difference in zoning between A-2 and A-1. Ehmann suggests sending a letter with cease and desist demand to address these concerns. Ehmann further suggests adding business hour requirements to the CUP and a greater beyond 10'. Tran states that DNR permit review does not include consideration of local level concerns and as such, Town is permitted to review and provide proper restrictions on local level concerns. Both Miller and Ehmann suggest that the Commission prepare a list of conditions. Stewart agrees that Commission should create an adequate list of conditions, placing the burden on the applicant to attend. Miller recommends that a demand letter will be prepared and delivered from the Town Board. Nancy DesJardins attending as guest, comments that DNR communications does not include a tree line and a tree line should be important in light of waste pile. Miller suggests additional conditions related to any temporary storage of unusable material and their manner of disposal. Tran further identified recent increase in water level and visible water flow along the ditch with run-off concern. Miller recommends obtaining a copy of topographical map for local level review. Stewart confident that matter of run-off was adequate addressed by DNR. Miller suggests review by Commission to vet out local level concerns and potential nuisance. Ehmann suggests confirming scope

of DNR review to affirm whether the matter had been considered in its permit. Tran will call DNR to confirm and determine if this topic is included in its annual review process.

**OLD BUSINESS:**

**CORRESPONDENCE**

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

**ADJOURN:** Motion by Schleicher, second by Stewart to adjourn the meeting at 7:30 pm, all present voted aye, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member