

DRAFT MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: September 14, 2020

Meeting Time: 6:30 p.m.

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

NEW BUSINESS:

1. Approval of Draft Minutes from the August 10, 2020 meeting – Motion by Goebel, second by Tran to approve the July 13, 2020 minutes subject to corrections, all present voted aye, motion carried.
2. The Plan Commission will make a recommendation on the rezoning request by Ray & Genevieve Ten Pas, W2313 Wilson Lima Road, Oosburg, WI. This hearing is to consider the request of the applicants that parcel number 59030462550 (3.7 acres) be rezoned from A-1 (Agricultural District) to HC (Highway Commercial) for property located in the SW ¼ of Section 29, T14N R23E, Oosburg, WI, 53070, in the Town of Wilson, Sheboygan County, Wisconsin. The property address is 9027 Frontage Road, Oostburg, WI 53070. – Mr. Miller stated that even though the Town advertised rezoning the entire parcel, Mr. Ten Pas only wanted to rezone a portion of it. The Plan Commission allowed this, and the advertisement covered this correctly. Mr. Miller further explained that Plan Commission should allow Mr. and Mrs. Ten Pas to rezone the entire parcel so that it would transfer to Highway Commercial zoning and the owner would not be utilizing the house as a residence. Mr. Jones motioned that Plan Commission allow the entire parcel to be rezoned to Highway Commercial zoning. Mr. Goebel seconded. Discussion was carried as to what would make the property most marketable, with the result of the conversation being that determination of marketability is up to the owner. All presented voted aye. Motion carried unanimously.
3. **Sign permit application: Patrick Milnaz, RLO Sign, Inc., 1030 Ontario Ave., Sheboygan, WI, for County OK Holding W., located at 4326 County Road OK W, Sheboygan, WI** – A representative of the applicant was not present. Mr. Ternes, as an adjacent property owner, stated that landscaping is not a conditional use in the property's current zoning. He explained that the property included an existing building which is still in use by C&R. Discussion was carried as to what the size of the existing building is, which would provide the context needed for Plan Commission to determine whether the sign fits within the allowable signage area. It was confirmed that the property is zoned Highway Commercial. Mr. Miller and Mr. Ehmann determined that since the sign appears to be 160 square feet in size, it is within the allowable area of 310 square feet based on the approximate building size. Mr. Schleicher stated that the meeting minutes should explain that it is very important that the applicant's operations and storage remain indoors in order for this property to remain in compliance with its zoning requirements. Discussion was carried by the group as to whether the use of the property would fall into the category of a contractor or a landscaping business. The original use of the property was in compliance with zoning, but subsequent uses were not. Roofing operations should have obtained a Conditional Use Permit. Now is an opportune time for a Conditional Use Permit to be obtained since the owners have placed the property in a non-conforming (non-Highway Commercial allowable) use. Mr. Ehmann will have Ms. Wicker communicate with the owners in order to make them aware of this. The Plan Commission members concurred that since the signage meets its requirements, which will be conveyed to the Town Board, no action is needed at this time.
4. **Sign Permit Application: Katie Scholz, 220 Young Street, Glenbeulah, WI 53023 for Bruggink's Inc., owner Brian Bruggink, property located at 7344 Frontage Rd., Sheboygan, WI 53081** - Jim Marshall was present and explained that he wishes to install a sign for Bruggink's Inc. at its business on 7344 Frontage Road. He stated that the sign meets the dimensional requirements as it is 44 square feet in size. He also inquired about the feasibility of placing a digital message board at the property in the future. Ms. Tran and Mr. Miller provided guidance, and explained that this would be acceptable so long as it is not a scrolling sign. Mr. Schleicher motioned and Mr. Ternes seconded to approve the sign permit application. All present voted aye. Motion carried unanimously.

OLD BUSINESS: None

CORRESPONDENCE

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

ADJOURN: Motion by Ms. Tran, seconded by Mr. Jones to adjourn the meeting at 7:22 PM. All present voted aye, motion carried.

Minutes Respectfully Submitted by Emily Stewart, Plan Commission Member