

APPROVED MINUTES: TOWN OF WILSON PLANNING COMMISSION MEETING

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

Meeting Date: Monday, September 13, 2021

Meeting Time: 6:30 p.m.

**CALL TO ORDER & DECLARATION OF OPEN MEETING** by Chair Roger Miller, John Ehmann, Fritz Goebel, David Schleicher, Emily Stewart and Erik Thelen present. Mandy Tran delayed arrival at 7:31pm. Guy Jones absent.

**PUBLIC COMMENT:** Paul Rademacher of Sign Me Up of Wisconsin, LLC representing Kunes RV located at 8120 Frontage Rd. was informed they would not be able to have their on-premise sign application be heard due to pending review of sign ordinance, particularly review of off-premise sign rules. An application was submitted in late July and application was later updated near August 23<sup>rd</sup>.

**NEW BUSINESS:**

1. **Approval of Draft Minutes from the August 09, 2021 meeting** – Motion by Thelen, second by Goebel, to approve the August 09, 2021 draft minutes, all present voted aye, Jones absent, motion approved.
2. **Motion to reconsider the approval of the July 12, 2021, Plan Commission meeting minutes** – Motion by Ehmann, second by Thelen, floor opens to discussion among the Plan Commission, Ehmann refers to Item 1 of Old Business Section identifying an error in the recitation of events. A motion had been made by Miller to recommend to the board to issue the application for an off-premise sign contingent on the sign be conforming with the Town Ordinance updates being made legal. However, the motion by Miller was not voted on. In regards to this pending motion to reconsider approval of the July 12 2021 Plan Commission meeting minutes, all present votes aye, Jones is absent, motion is carried.
3. **Action to approve July 12, 2021, Commission Meeting minutes** – Motion by Thelen, second by Goebel to approve the language of Item #1 under Section Old Business of the July 12, 2021 Plan Commission Meeting Minutes as modified as follows:

“Review of update application for Ray Tenpas – Miller states that the commission deems the application is complete. Ehmann explains that the Town attorney is currently reworking the sign ordinance and is near completion. Motion by Miller, second by Schleicher, to move the Plan Commission to recommend the Town Board to issue the Applicant’s off premise sign permit application contingent on the sign being consistent with the Town Ordinance updates. Friendly amendment by Stewart to approve the application contingent on the Town Board finding the application to be consistent with the new amended Town ordinance. Schleicher accepts the friendly amendment, matter open for discussion. Matter was not voted on. Ehmann states the Board’s desire for the Plan Commission to determine whether or not the Application is conforming with the ordinance.”

All present votes aye, Jones is absent, motion is carried.
4. **Discussion on update to Chapter 29 Sign Ordinance** – Ehmann provides summary that very recently, a legal letter was received by the Town on this matter from Mr. TenPas’s attorney. Ehmann suggests deferring this matter until next Monday, and to deal with this matter at the Board level. Miller suggests, in light of the issue raised during Public Comment by Paul Rademacher, that any on-premise sign applications that are problematic with sign-content issues be held at bay to resolve the content issue, and any on-premise sign applications that is not problematic with sign-content issues be reviewed by the Plan Commission with respect to conformance in order to continue normally processing applications not otherwise affected by the current Chapter 29 amendment efforts. Ehmann agrees. Miller opens floor for discussion, continues inquiry with Paul Rademacher regarding his on-premise sign application on behalf of Kunes RV. Rademacher admits that the application is lacking the requisite engineer analysis regarding wind pressure load. Miller deems application not complete pursuant to

Chapter 29.02(3)(c). Miller recommends the completion of the application and the matter be placed on the October Plan Commission Agenda.

5. **Consideration of Zoning Ordinance Updates for Conservancy & Parks** - Stewart states that this topic had already been discussed and suggests that zoning ordinance updates for Residential area be placed on next agenda.

**OLD BUSINESS:**

**CORRESPONDENCE**

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

**ADJOURN:** Motion by Tran, second by Stewart to adjourn the meeting at 7:15 p.m., all present voted aye, Jones absent, motion carried.

Minutes Respectfully Submitted by Mandy Tran, Reserve Plan Commission Member