

MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, OCTOBER 2, 2018 AT 5:15 PM

A meeting of the Plan Commission was held on Tuesday, October 2, 2018 at 5:15 p.m. at the Town of Sheboygan Town Hall, 1512 N. 40th St., Sheboygan, WI 53081, Sheboygan County. The following were present: Commission Member/Town Chairperson Dan Hein, Supervisor Alexandra Nugent, Sanitary District No. 2 Commissioner Dave Griffin, Cole Northup, Karen Schulze, Leslie Rahn, Brad Lambrecht, Tony Thiel, Peggy Fischer and Attorney Michael Bauer.

Notice of the meeting was given to the public at least 24 hours prior to the meeting by posting in three (3) different places.

Supervisor Nugent opened the meeting and introductions were given.

Atty. Bauer started the public hearings.

PUBLIC HEARING - Conditional Use Permit

Petitioner: Ron and Amy LaFave-LaFave Sales LLC
1004 S. Broadway
Green Bay, WI 54304

Property Owner: GBM LLC
Property Address: 3865 Enterprise Drive, Suite A
Property Zoning: B-4C
Parcel Size: approx. 1.260 Acres

Parcel Number: 59024344953

Purposes of Petition: The petitioner is requesting approval for conditional use of retail sales for mattresses and furniture. Ron and Amy LaFave were present. Ron LaFave presented two additional documents for the Board to review. Hours of operation and signage were discussed. **Motion Schulze, second Northup to close the public meeting. Motion carried.**

PUBLIC HEARING - Conditional Use Permit

Petitioner: Miller Engineers and Scientists
5308 S.12th Street
Sheboygan, WI 53081

Property Owner: Muth Mirror Systems, LLC
Property Address: 4221 High Tech Lane
Property Zoning: B-4A
Parcel Size: approx. 6.06 Acres

Parcel Number: 59024343941

Purposes of Petition: The petitioner is requesting approval for a 9,000 square foot expansion of the Muth Mirror building located at 4221 High Tech Lane. Lou Ashley of Muth Mirror and Brian Wells of Miller Engineers and Scientists were present. Lou Ashley spoke about the business growth and the need for expansion and the new positions this will create. Brian Wells presented one additional document regarding a 10' x 10' canopy that was not on the original plans. **Motion Nugent, second Rahn to close the public meeting. Motion carried.**

PUBLIC HEARING – Ordinance Amendment

The Plan Commission held a public hearing on an ordinance amending Section 9, Chapter 7 of the Town of Sheboygan Zoning Code regarding the regulation of outdoor advertising signs. Atty. Bauer reviewed the ordinance and the proposed regulation of outdoor sign lighting. **Motion Schulze, second Lambrecht to close the public meeting. Motion carried.**

AGENDA

1. Discussion/Action – Ron and Amy LaFave-LaFave Sales LLC requested a Conditional Use Permit to use the space at 3865 Enterprise Dr., Suite A, as retail to sell mattresses and furniture. The request was made to replace the vinyl on the original sign from the previous business. **Motion Northup, second Schulze to recommend approval of a Conditional Use Permit and replacement of a sign for LaFave Sales LLC at 3865 Enterprise Dr. Suite A, to the Town Board. Motion carried.**
2. Discussion/Action – Miller Engineers and Scientists requested a Conditional Use Permit for a 9,000 square foot expansion of the Muth Mirror building located at 4221 High Tech Lane. **Motion Nugent, second Northup to recommend approval of the Conditional Use Permit with a 10'x10' canopy to the Town Board with the conditions that there be storm water approval and attendance at the next Sanitary District No.2 and Sanitary District No.3 meeting next Tuesday, October 16th, 2018 at 5:15 p.m. Motion carried.**
3. Discussion/Action – Ordinance Amendment of Section 9, Chapter 7 of the Town of Sheboygan Zoning Code regarding the regulation of outdoor advertising signs. **Motion Nugent, second Rahn to recommend to Town Board to approve. Motion carried.**

4. Discussion – Russ McLaughlin of AG Architectures, 1414 Underwood Ave., Suite 301, Wauwatosa, WI Discussed the Master Planning for The Sheboygan Senior Community. Russ McLaughlin of AG Architectures, Paul Treffert and Stephanie Goetz of Sheboygan Senior Community were present to discuss future plans regarding expansion at 3505 County Road Y.
5. Review/Recommendation – Approval of the Plan Commission minutes of August 7, 2018. **Motion Nugent, second Northup to approve with corrections. Motion carried.**
6. Correspondence & Communication – Hein spoke about the process for the sale of the house at 4905 Dennwood drive.
7. Adjourn – **Motion Schulze, second Lambrecht to adjourn the meeting at 5:44 p.m. Motion carried.**