

DRAFT
MINUTES OF THE JOINT PLAN COMMISSION AND TOWN BOARD MEETING
HELD ON TUESDAY OCTOBER 6TH, 2020 at 5:15 PM

A joint meeting of the Plan Commission and Town Board held on Tuesday, October 6th, 2020 at 5:15 p.m. at the Town of Sheboygan Fire Department, 3911 County Road Y., Sheboygan, WI 53083, Sheboygan County. The following were present:

Dan Hein, Dave Griffin, Karen Schulze, Tony Thiel, Cole Northup, Char Gumm, Jim Schwinn, Alexandra Nugent, Bill Blashka, Peggy Fischer and Atty. Bauer.

Dan Hein Called the meeting to order at 5:15 pm. Introductions were given.

Pledge of Allegiance was said

Approval of Agenda. **Motion Gumm, second Schwinn. Motion carried.**

Approval of minutes from September 1st, 2020 Plan Commission meeting. **Motion Nugent, second Schulze. Motion carried.**

PUBLIC HEARING – Conditional Use Permit

Petitioner/Owner: American Freight, LLC c/o Midwest Commercial Funding, LLC
Petitioner/Owner Address: 7213 US Highway 41, Caledonia, WI 53108
Property Address: 4224 Gander Road, Sheboygan, WI 53083
Property Zoning: B-2
Parcel Size: Approx. 2.65 acres
Parcel Number: 59024342621
Purpose of Petition: To establish a retail business to sell appliances, furniture and mattresses in the former Gander Outdoor building.

Atty. Bauer opened the public meeting regarding the Conditional Use Permit for American Freight, LLC. American Freight, LLC would like to establish a retail business in the former Gander Outdoor building. Paul Orthober was Present as the representative from American Freight, LLC. Paul introduced himself and explained the business and hours of operation. The Plan Commission Members and Town Board Members asked Orthober about hours of operation, signage and delivery. Orthober answered all questions and will meet with the Plan Commission with any additional permit applications if needed. **Motion Schulze, second Nortup to close the public meeting, Motion carried.**

PUBLIC HEARING – Conditional Use Permit

Petitioner/Owner: Michael Olson, Olson Acquisitions, LLC c/o Concept Motors, Inc.
Petitioner/Owner Address: W1913 Fairfield Lane, Sheboygan, WI 53081
Property Address: 4111 Hwy 42, Sheboygan, WI 53083
Property Zoning: B-4C
Parcel Size: Approx. .76 acres
Parcel Number: 59024344924
Purpose of Petition: To add an addition to the current garage that would be 40' x 60' to expand the inside work area to take pictures and have additional storage.

Atty. Bauer opened the public meeting regarding the Conditional Use Permit for Olson Acquisitions, LLC to add an addition to Concept Motors. Michael Olson and Scott Weirmann of Weirmann Carpentry were present to discuss the addition and answer questions. The Plan Commission and Town Board reviewed samples of exterior products and an email was shared on behalf of Tom Holtan, AECOM regarding his review and approval regarding drainage. Scott Leis, 4209 Hwy 42 was present and was concerned about drainage as well. **Motion Northup, second Thiel to close the public meeting. Motion carried.**

Conditional Use Permit for American Freight, LLC c/o Midwest Commercial Funding, LLC. Motion Northup, second Schulze to recommend approval to the Town Board. **Motion Schwinn, second Gumm to approve the Conditional Use Permit for American Freight, LLC based upon the condition of no outside storage. Motion carried.**

Conditional Use Permit for Michael Olson, Olson Acquisitions, LLC c/o Concept Motors, Inc. to add an addition to the current garage that would be 40' x 60' to expand the inside work area to take pictures and have additional storage. **Motion Schulze, second Thiel to recommend approval to the Town Board. Motion carried. Motion Gumm, second Schwinn to approve the Conditional Use Permit for Michael Olson, Olson Acquisitions LLC, Concept Motors to add addition to Concept Motors, Inc. Motion carried.**

Sign Permit for Lakeside International, Business located at Interstate Plaza at 4024 Hwy 42. **Motion Northup, second Thiel to recommend approval to the Town Board for a sign permit for Lakeside International at Interstate Plaza. Motion carried. Motion Schwinn, second Nugent to approve the sign permit for Lakeside International. Motion carried.**

Sheboygan County Transportation Shared Revenue. **Motion Gumm, second Schwinn to approve Director of Public Work to submit. Motion carried.**

Correspondence or Communication received since posting of this Agenda. None reported.

Motion Northup, Second Schulze to adjourn the Plan Commission meeting. Motion Gumm, second Schwinn to adjourn the Town Board meeting. Motions carried.

Peggy Fischer, Clerk