

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, NOVEMBER 10TH, 2020 at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, November 10th, 2020 at 5:15 p.m. at the Town of Sheboygan New Town Hall, 4020 Technology Parkway, Sheboygan, WI 53083, Sheboygan County. The following were present:

Present In person: Dan Hein, Chairperson Town of Sheboygan, Town Supervisor Alexandra Nugent, David Griffin, President of Town of Sheboygan Sanitary District No. 2, Plan Commission Members, Karen Schulze and Tony Thiel, Clerk Peggy Fischer, William Blashka, Director of Town of Sheboygan Public Works and Attorney Michael Bauer.

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

Pledge of Allegiance was said

Motion Nugent, second Schulze to approve the agenda for the November 10th, 2020 meeting. Motion carried.

Approval of minutes from October 6th, 2020 Plan Commission meeting. **Motion Griffin, second Thiel. Motion carried.**

Attorney Bauer opened the public hearings.

PUBLIC HEARING – Conditional Use Permit

Petitioner/Owner: Kulwinder Kaur (Paul Food Mart) c/o Dhaliwal Trust/John Gerth Trust
Petitioner/Owner Address: 2723 S. 15th St, Sheboygan, WI 53081
Property Address: 4912 Vanguard Drive, Sheboygan, WI 53083
Property Zoning: B-4C
Parcel Size: Approx. 4 acres
Parcel Number: 59024341901

Purpose of Petition: To establish a restaurant to serve American and Asian food to customers. Representatives from Paul Food Mart were present. The Board asked about hours of operation, which will be from 11:00 am until 10:00 pm. The name will be Ekum Café and the food will be Chinese and American and there will be sit down and carry out options. There will not be outside storage and there is plenty of parking. **Motion Nugent, second Schulze to close the public hearing. Motion carried.**

PUBLIC HEARING – Conditional Use Permit

Petitioner/Owner: Sheboygan Senior Community, Inc
Petitioner/Owner Address: 3505 County Road Y
Property Address: 3505 County Road Y
Property Zoning: R-4
Parcel Size: Approx. 16.228 acres
Parcel Number: 59024344392

Purpose of Petition: Proposed installation of solar panel array to offset an average 60% of existing facilities daily use of electricity. Stephanie Goetz and Paul Treffert were present to represent SSC. The Board asked about location and the amount and size of the panels. Goetz said that the location would be on an existing lot on the south edge with a 15-foot set back and there will be 756 panels which, will be 11.5 feet. Carol and Scott Schoen, 3325 County Rd. Y, and Dale and Kimberly Koepke, 3416 County Rd. Y where present to discuss the location of the panels. Both residents are against this since they will be looking at them all the time and they could possibly present a glare. Schoen said that SSC has not done the things that they had said previously regarding berms and trees. Treffert said that he was unaware of any conditions that were made prior to him being CO of SSC. **Motion Nugent, second Schulze to close the public hearing. Motion carried.**

PUBLIC HEARING – Conditional Use Permit

Petitioner/Owner: Sheboygan Senior Community, Inc
Petitioner/Owner Address: 3505 County Road Y

Property Address: 3505 County Road Y
Property Zoning: R-4
Parcel Size: Approx. 4.063 acres
Parcel Number: 59024344393
Purpose of Petition: Construct a proposed 42,187 square foot building with 42 CBRF licensed beds for the housing and care of residents in need of specialized memory care and assisted living. Stephanie Goetz and Paul Treffert were present to discuss the development. The neighbors present are concerned about traffic, light pollution. It was suggested by the Town Board that Goetz and Treffert review the conditions regarding the first building that was constructed. **Motion Schulze, second Thiel to close the public hearing. Motion carried.**

Conditional Use Permit for Kulwinder Kaur (Paul Food Mart) c/o Dhaliwal Trust/John Gert Trust, 4912 Vanguard Drive, Sheboygan, WI 53081 to establish a restaurant to serve American and Asian food. **Motion Thiel, second Nugent to recommend approval to the Town Board. Motion carried.**

Conditional Use Permit for Sheboygan Senior Community, Inc., 3505 County Road Y proposing installation of solar panel array to offset an average of 60% of existing facilities daily use of electricity. No action taken. SSC will withdraw the request for a Conditional Use Permit and review with the neighbors and reschedule With the Plan Commission when ready.

Sheboygan Senior Community, Inc., 3505 County Road Y, Construct a proposed 42,187 square foot building with 42 CBRF licensed beds for the housing and care of residents in need of specialized memory care and assisted living. No action taken. SSC will withdraw the request for a Conditional Use Permit and review with the neighbors and reschedule With the Plan Commission when ready.

Sign Permit for O Six Signs, LLC c/o Midwest Commercial Funding, LLC regarding American Freight, 4224 Gander Road, Sheboygan, WI 53083. **Motion Schulze, Second Nugent recommend approval to the Town Board. Motion carried.**

Correspondence or Communication received since posting of this Agenda. No new correspondence or communication.

Motion to adjourn the meeting of November 10th, 2020 at 6:42 pm. Motion carried.