

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, NOVEMBER 2ND, 2021 AT 5:15 PM**

A meeting of the Plan Commission held on Tuesday, November 2nd, 2021, 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: Chairperson Dan Hein, Town Supervisors Jim Schwinn, Char Gumm, Pat Schimdt, Town Supervisor and Plan Commission Member Brad Lambrecht, Plan Commission Members Tony Thiel, Karen Schulze, Cole Northup, Randy Blindauer, Sanitary District No. 3 Treasurer and Plan Commission Member Dave Albright, Clerk Peggy Fischer, Director of DPW/Engineer Tom Holtan, and Atty. Mike Bauer.

Chairperson Dan Hein called the meeting to order at 5:15 pm.

Pledge of Allegiance was said.

Introductions were given.

Approval of the agenda by the Plan Commission. **Motion Thiel, second Northup to approve the Plan Commission Joint meeting agenda for November 2nd, 2021. Motion carried.**

Approval of the agenda by the Town Board. **Motion Gumm, second Schmidt to approve the Town Board Joint meeting agenda for November 2nd, 2021. Motion carried.**

Resignation of Pat Schmidt from Plan Commission. **Motion Gumm, second Lambrecht to accept the resignation of Pat Schmidt from Plan Commission to fill the vacancy as Supervisor on the Town Board. Motion carried.**

Appoint Randall Blindauer to Plan Commission. **Motion Schwinn, second Gumm to appoint Randall Blindauer to the Plan Commission to fill the vacancy of Pat Schmidt who was appointed to the Town Board as a Supervisor. Motion carried.**

Acadia Inc. Concept Plan for a subdivision off Mueller Road. Ross Werner of Acadia, Inc. was present to speak about the options that Acadia, Inc. is looking at regarding the development of land off Mueller Road. Option 1 is fourteen (14) lots that are three quarters ($\frac{3}{4}$) to one (1) acre lots. Option 1 would use the existing water main and there would be a turn-around and an area for future design and use. Option 2 would be twenty-three (23) lots and would be mostly three quarters ($\frac{3}{4}$) of an acre lots. This option would need an easement from the neighbor for sewer and water mains. The Plan Commission and Town Board both gave approval on the Concept Plan Option 1.

Playbird Road and State Hwy. 42 Multi-Family Development. Eileen Robarge, Owner & Operator of Wisconsin Lakefront Property Management, LLC was present to give a presentation to the Plan Commission and Town Board regarding her concept of her future development in the Town of Sheboygan. Robarge gave a Handout to the Plan Commission Members and Town Board for review. The information included in the packet was her background, market dynamics, rent, job growth and household income statistics for Sheboygan County and the project overview. The project would consist of three buildings, each with 20 apartments on approx. 16 acres with most of the parcel being wooded. Hein asked for approval of the concept review from the Plan Commission and Town Board. **Motion Northup, second Blindauer to approve the concept**

review of the development off Playbird Road as presented by Elieen Robarge. Motion carried. Motion Gumm, second Schwinn to approve the concept review of the development off Playbird Road as presented by Elieen Robarge. Motion carried.

Resignation of Dave Griffin from Sanitary District No. 2 and Plan Commission. **Motion Gumm, second Schwinn to approve the letter of resignation from Dave Griffin effective immediately. Motion carried.**

Town of Sheboygan Sanitary Districts No. 2 and No. 3 Commissioner appointments. The Sanitary Districts No. 2 and No. 3 will need to decide on a New President. The Alternative Commissioner, Matt Dahlem will be moved to a commissioner position to be determined by Sanitary District No. 2.

Waste Management Contract. Effective November 30th, 2021, Harter's was selected to be the Town of Sheboygan Garbage and Recycling provider. Hein said that Mike Thun of Harter's will Need a GIS map and there will be a meeting regarding the pickup schedule and review of letter for residents. No action.

ARPA Funds Update. Atty. Bauer updated the Town Board regarding ARPA loss revenue and his conversation with Steve Corbielle, Consulting Accountant for the Town of Sheboygan. The Town of Sheboygan has not shown a loss revenue. A list was compiled of payments that the Town has made regarding ARPA approved funds. The spreadsheet with the invoices and amounts will be presented at the next Town Board meeting for approval of ARPA fund allocation.

No correspondence or communication was given after posting of the agenda.

Approval of Plan Commission Agenda Minutes from September 7th, 2021. **Motion Blindauer, second Lambrecht to approve the minutes from September 7th, 2021. Motion carried.**

Adjourn. **Motion Thiel, second Schulze to adjourn the November 2nd, 2021, at 6:25 pm meeting. Motion carried. Motion Gumm, second Schwinn to adjourn the November 2nd, 2021, meeting at 6:25 pm. Motion carried.**

Peggy Fischer, Clerk