

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, DECEMBER 1ST, 2020 at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, December 1st, 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 Brad Lambrecht, David Griffin, President of Town of Sheboygan Sanitary District No. 2, Jerry Hoepfner, Town of Sheboygan Sanitary District No. 3, Plan Commission Members Cole Northrup, Pat Schmidt, Karen Schulze and Tony Thiel, Deputy Clerk Chris Steeb, 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 Hoepfner, second Schulze to approve the agenda for the December 1st, 2020 meeting. Motion carried.

Approval of minutes from November 10th, 2020 Plan Commission meeting with corrections as marked.
Motion Schmidt, second Hoepfner. Motion carried.

Attorney Bauer opened the public hearings.

PUBLIC HEARING – Preliminary Plat Approval for the Koppelman Estates Subdivision

Petitioner/Owner: Acadia Inc. (Robert Werner)
Petitioner/Owner Address: 4539 South Taylor Drive, Sheboygan, WI 53081
Property Address: County Road Y and Grote Road
Property Zoning: R-1
Parcel Size: Approx. 6.793 acres
Parcel Number: 59024348460
Purpose of Petition: Preliminary Plat approval of the Koppelman Estates Subdivision creating six single family lots.

Representatives from Acadia Inc. (Bob & Ross Werner) were present. Town Residents Jacqueline McKelvey, Stuart Spiller, James Magestro and Greg Weggeman were also present. The residents that were present asked questions regarding sewer and water laterals, lighting on Grote Rd., set back rules, signage, number of houses being put up, drainage, and property values. **Motion Hoepfner, second Lambrecht to close the public hearing. Motion carried.**

Concept review for St. Vincent De Paul, 4215 Highway 42, Sheboygan, WI for an addition of a canopy to the existing building. Ryan Guentner representing Quasius spoke about the proposed carport that would match the existing building. Recommendation to Town Board would be to deny request until St. Vincent De Paul starts to comply with the Town architectural standards. **Motion Thiel, second Lambrecht to advise St. Vincent De Paul that no more can be done to property until it starts to comply with Town Requirements. Motion carried.**

Preliminary Plat approval for the Koppelman Estates Subdivision for Acadia Inc., 4539 Taylor Drive, Sheboygan, WI for parcel 59024 located at County Road Y and Grote Road, Sheboygan, WI. Attorney Bauer laid out the following conditions that would need to be met: 1) A stormwater master site grading plan would need to be approved by the Town Engineer, 2) Sanitary Districts 2 & 3 would have to review and approve the lateral connections, 3) the DPW would like the road resurfaced after sewer and water laterals are installed. **Motion Lambrecht, second Schmidt to approve with the conditions Attorney Bauer laid out during the discussion and clarification of the streetlights that are currently installed. Motion carried.**

Application for a Sign Permit. Viking Electric, 4228 High Tech Lane would like to remove existing non-lit letters and logo and replace with lit signs. **Motion Schulze, Second Northrup recommend approval to the Town Board. Motion carried.**

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

Motion Hoepfner, second Schulze to adjourn the meeting of December 1st, 2020 at 5:47 pm. Motion carried.