

6-7-2016

Plan Commission Meeting

MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, June 7, 2016 at 5:15 pm

A meeting of the Plan Commission was held on Tuesday, June 7, 2016, at 5:15 pm. 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, Sanitary District No. 2 Commissioner Dave Griffin, Sanitary District No. 3 Commissioner Jerry Hoepfner, Cole Northup, Jim Schultz, Pam Dekker, Karen Schulze, Leslie Rahn 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. Public Hearings were published May 24, 2016 and May 31, 2016 in the Sheboygan Press.

Chairperson Hein opened the meeting and introductions were given.

Atty. Bauer opened the public hearing for:
PUBLIC HEARING - Conditional Use Permit

Petitioner: Gloria Walczak
 3022 Playbird Road
 Sheboygan WI 53083
 Property Owner: Gloria Walczak et al
 3022 Playbird Road
 Sheboygan, WI 53083
 Property Address: 4211 Playbird Road
 Present Zoning: B2 (General Business District)
 Parcel Size: approx. 23.17 acres
 Parcel Number: 59024341863

Purpose of Petition: The petitioner requests a conditional use permit to build a 45' x 190' storage building with 38 individual 10' x 22' units adjacent to the other storage buildings on the same parcel. Atty. Bauer asked for them to provide more information. The responded that a 5th unit will be added to the 4 units that are already there and with building colors to match the existing buildings. This building is located between Highway I-43 and the existing buildings. Atty. Bauer stated the No. 40th Street corridor is being marketed for commercial development and the owners were asked what their intent was for development of the remainder of that portion of the property. They also indicated there is a drainage pond on the property on the undeveloped land. The area being developed is less than 1 acre. Discussion included the Plan Commission members asking if there is a big demand for storage units and they replied that there was since Menards storage buildings were removed when their land was sold. There was no further public comment.

Motion Dekker, second Schultz to close the public hearing. Motion carried.

AGENDA

- 1) Conditional Use Permit for Gloria Walczak for 4211 Playbird Road-
Motion Hoepfner, second Schulze to recommend to the Town Board approval of the conditional use permit for Gloria Walczak for 4211 Playbird Road for an additional 45' x 190' storage building with 38 individual 10' x 27' units of a matching color to the existing buildings. Motion carried.
- 2) Sign permit for Quasius Construction for 5300 Hwy 42 (Franzen Bldg)-Color renderings were provided. Commission members felt the need for a better sign that was more professional appearing. **Motion Hoepfner, second Schulze to recommend denying the application for the sign permit for Quasius Construction (Franzen Building), at 5300 Highway 42, presented. Motion carried.**
- 3) Sign permit for Werner Binkowsky/Professional Heating, 3907 Hwy 42N-Color renderings were shown. The sign is affixed to the building. The bottom signage would be removed and replaced. **Motion Northup, second Hoepfner to recommend to the Town Board approval of the sign permit as presented. Motion carried.**

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4) Certified Survey Map for Lawrence Petruski, CTH Y-Mr. Petruski stated that he wanted to split the land for a future date so the process would be done. Petruski would keep the parcel with the buildings on it as he lives there currently. Petruski stated he intends to keep the land as agricultural for the time being. This property is zoned R-2. **Motion Hoepfner, second Rahn to recommend Town Board approval of the certified Survey Map CSM for land located on County Road Y, as presented. Motion carried.**

5) Commission minutes of May 3, 2016-**Motion Hoepfner, second Northup to approve the Plan Commission minutes of May 3, 2016 as presented. Motion carried.**

6) Correspondence & Communication-None.

7) Adjourn-**Motion Schultz, second Schulze to adjourn the meeting at 5:40 pm. Motion carried.**

Cathy Conrad, Town Clerk