

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, JULY 6TH, 2021 at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, July 6th, 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: Dan Hein, Chairperson Town of Sheboygan, Town Supervisor Brad Lambrecht, David Griffin, President of Town of Sheboygan Sanitary District No. 2, Plan Commission Members Tony Thiel, Karen Schulze, Pat Schmidt, Deputy Clerk Chris Steeb, and Attorney Michael Bauer.

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

Pledge of Allegiance was said.

Introductions were given.

Approval of the Agenda. **Motion Schmidt, second Thiel to approve the Agenda. Motion carried.**

Atty. Bauer opened the public hearings and explained that this was the second time Sheboygan Senior Community Inc was speaking about the proposed solar panel array. Keith Conway, Stephanie Goetz (Sheboygan Senior Community, Inc), Kurt Reinholdt (Legacy Solar Co Op of WI) Mike Cornell (Arch Electric) all spoke about the proposed panels and the benefits for Sheboygan Senior Community, Inc. with the installation of the proposed panels from Arch Electric. Discussion was also held with neighbors Carol & Scott Schoen about their concerns which they indicated were satisfied with the proposed 8 or 9 - 15 ft White Spruce trees that will be planted prior to the installation of the arrays.

Chairperson Hein asked if anyone attending the public meeting had any comments. No comments were made.

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
Property 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.

Motion Schulze, second Lambrecht to close the public hearing. Motion carried.

Agenda

1. Conditional Use Permit for Sheboygan Senior Community, Inc. 3505 County Road Y for a proposed installation of a solar panel array to offset an average 60% of existing facilities daily use of electricity. **Motion to recommend approving installation with the condition that the**

8-9 15ft white spruce trees would be planted and maintained no later than Oct. 1, 2021. After tree installation solar panels will be allowed to be installed. Motion Schulze, second Schmidt to approve. Motion Caried

2. Sign Permit for La Crosse Sign Permit for Kwik Trip to upgrade the fuel pricers in both the high rise and the pylon. Change them from 2000 service to 3000 service, keeping the same exact size of the current signs. **Motion Lambrecht, second Schmidt to recommend approval as long as the 2000-3000 service is explained, and the semi-trailer (now hiring) is removed. Motion carried.**

3. Concept review for Biggby Coffee for a proposed location on County Road J. **Request to be moved to the August Plan Commission meeting.**

4. Correspondence/Communication. **Certified letter was received regarding the annexation of the vacant land located in front of the new John Michael Kohler Art Preserve. No action is recommended.**

5. Approval of Agenda Minutes from June 1st, 2021. **Motion to approve Minutes with corrections was made by Schmidt, second Schulze. Motion Carried**

6. Adjourn. **Motion Thiel, second Lambrecht to adjourn the meeting on July 6th, 2021 at 5:56 pm. Motion carried.**

Chris Steeb, Deputy Clerk