

**MINUTES OF THE PLAN COMMISSION MEETING
HELD ON TUESDAY, August 3rd, 2021, at 5:15 PM**

A meeting of the Plan Commission held on Tuesday, August 3rd, 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: Town Supervisor Brad Lambrecht, President of Town of Sheboygan Sanitary District No. 2 Dave Griffin, Plan Commission Members Tony Thiel, Karen Schulze, Pat Schmidt, Cole Northup, Clerk Peggy Fischer, and Attorney Michael Bauer. Chairperson Dan Hein was absent.

Brad Lambrecht Called the meeting to order at 5:15 pm.

Pledge of Allegiance was said.

Introductions were given.

Approval of the Agenda. **Motion Schulze, second Thiel to approve the agenda for August 3rd, 2021. Motion carried.**

Atty. Bauer opened the public hearing regarding the conditional use application from Craig Miller. Craig Miller was present and introduced himself and explained his request. Miller would like to sell approximately 300 trees, 100 wreaths and start sales November 25th, 2021, through Christmas Eve. The hours would be Monday through Friday 11am – 8 pm, Saturday and Sundays 8 am – 8 pm. Questions regarding parking were asked by the public. **Motion Schulze, second Thiel to close the public hearing. Motion carried.**

PUBLIC HEARING – Conditional Use Permit

Petitioner/Owner: Craig Miller

Petitioner/Owner Address: 4711 County Road Y

Property Address: 4711 County Road Y

Property Zoning: R-2

Parcel Size: Approx. 4.57 acres

Parcel Number: 59024342100

Purpose of Petition: To sell Christmas trees, wreaths, and seasonal items and build a 40 x 60 building to store items and make wreaths.

Agenda

Conditional Use Permit for Craig Miller, 4711 County Road Y, Sheboygan, WI 53083 to sell Christmas trees, wreaths, and seasonal items and build a 40 x 60 building to store items and make wreaths. **Motion Northup, second Thiel to recommend approval to the Town Board for a home occupation with the following conditions: No alcohol sales, no music, and no other events. 5 ayes and 1 abstain. Motion carried.**

Sign Permit for Priority Sign to remove an existing illuminated sign cabinet and electronic message board and replace with a new sign board utilizing the existing stone columns and steel support structure for Sheboygan Lutheran High School, 3323 University Drive, Sheboygan, WI 53081. **Motion Schulze, second Schmidt to recommend approval to the Town Board for the sign permit for Priority Sign for Sheboygan Lutheran High School. Motion carried.**

Sign Permit for Town of Sheboygan Sanitary District 3 for a long-term temporary sign for the future water tower located on Cty. Truck Y, south of Playbird Road on the east side. Atty. Bauer explained to the Plan Commission members that Sanitary District 3 would like to have this sign up to make it known that there will be a tower in the future in case someone is looking to build in the area and would not appreciate a tower. **Motion Schmidt, second Thiel to recommend approval of the sign permit for Sanitary District 3 to the Town Board. Motion carried.**

Concept review for Bigby Coffee for a proposed location on County Road J. Laura Anderson, Owner/Operator of the Bigby Coffee in Sheboygan spoke to the Plan Commission about her B-Cubed Concept. Anderson explained the B-Cubed concept, which is a standalone, sectional drive-thru building that would allow for drive thru as well as walk-up and some outside seating. Anderson is looking at putting the prefab, plumbed and pre-electrical unit behind the Wisconsin Bank and Trust on Hwy. J. next to the Sam's Club property.

Concept review for Mike McKee regarding the property at W1706 County Road J. Mike McKee was present and spoke about his interest in razing the home and subdividing the parcel or rezoning the parcel to commercial. Atty. Bauer spoke about the need to have the barn razed and the parcel size, which would allow for nice single-family lots. The Plan Commission agreed that they would rather see homes and not commercial storage units. Atty. Bauer explained to McKee the next steps, which would be a certified survey map and rezoning.

Greg Gottsacker, Owner of Westmark Development, regarding lights in Springtime Ridge. Greg Gottsacker was present and spoke about his customers who are now residents in Springtime Ridge Condominium Association who have requested a streetlight for at night. There have been safety concerns from some of the residents. Gottsacker answered questions from people at the meeting and the Plan Commission members regarding the billing and the need for a light. It was requested that Gottsacker have the residents sign a statement that they would in fact, like a streetlight.

Kurt and Ruby Kellner, N7164 Riverwoods Drive, regarding accessory square footage allowance. Kurt and Ruby Kellner were present to speak about the garage that they would like to build. The Kellner's wanted to speak with the Plan Commission regarding their situation and see if they would recommend a variance request. Atty. Bauer explained that with the accessory use change regarding the square footage, 2 acres and less than 5 acres, the square footage is 2250. Atty. Bauer also explained the change with the Board having the ability to allow additional square feet and the circumstances. Atty. Bauer recommended a Conditional Use Permit for his accessory use shed.

Correspondence/Communication – None at time of posting

Approval of Agenda Minutes from July 6th, 2021. **Motion Thiel, second Schulze to approve the agenda minutes from July 6th, 2021. Motion carried.**

Adjourn. **Motion Schulze, second Lambrecht to adjourn the meeting on August 3rd, 2021, at 5:56 pm. Motion carried.**

Peggy Fischer, Clerk