

Plan Commission Meeting Minutes
FROM January 26, 2017 at 5:30 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Chairman Steven Bauer called the Plan Commission meeting to order at 5:30 PM.

Board members present were: Chairman Steve Bauer, Vice Chair Carol Leannah, Secretary Jeanette Meyer and Plan Commissioner Lyman Theobald. David Schueffner was absent. Board member Barbara Poch, Mary & Scott Bannier, Mark Kleinhans and Kim & David Meyer and family were also in attendance.

Approval of October 25, 2016 Plan Commission meeting minutes – A motion to approve the October 25, 2016 minutes as printed was made by Leannah, seconded by Theobald. Motion carried 3-0.

Review / Recommendation – Redirected back to the Plan Commission by the Town Board (8-15); Rezone request from Scott & Mary Bannier to rezone 6 acres from B-1 (Local Business & Industrial District) to R-1 (Single Family Residential District - unsewered)

Rezone Petitioner: Scott & Mary Bannier, 124 N Bluebird Ln, Sheboygan Falls, WI
Property Owner: Same as above Property Address: 124 N Bluebird Ln
Parcel Size: 6 acres Parcel Number: 59026388040
Present Zoning: B-1 (Exclusive Agricultural Use District)
Purpose of Petition: Retired from business and would like to sell the property as residential.

Scott requested to be added to the agenda. He has cleaned up his property from what it used to be. He still has 1 unlicensed vehicle to scrap; he no longer does vehicle repairs for customers and has retained 4 semi- trailers. He intends to use the semi-trailers to move. They currently have no Ag & no animals. Scott stated the property is no currently for sale. He is looking to rezone to consolidate his loans. The Plan Commissioners thought the property was already for sale. After some discussion, they were no in favor of rezoning the property until the property reflected a residential lot. Mr. & Mrs. Bannier stated they would not be back and left the meeting. A motion to table the request was made by Theobald, seconded by Leannah. Motion carried 3-0.

Review / Recommendation – Rezone and Conditional Use Permit request from George Scloffet and Sheryl Andrus and David and Kim Meyer to rezone a portion of the property and allow the new owners to operate a small Amish style specialty store.

Rezone Petitioner: David & Kim Meyer, W238N7135 Michele Ln, Sussex, WI
Property Owner: George Scloffet & Sheryl Andrus Property Address: N6790 Rangeline Rd
Parcel Size: 14.97 acres Parcel Number: 59026383480
Present Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Operate a small Amish style specialty store with antiques and occasional craft shows.

David & Kim Meyer explained their plans to open a small Amish Style specialty grocery and antique store with a small commercial kitchen on the North West corner of the property; similar to the ones currently run by David's sister – Simple Life Country Store & Cooksville Country Store. They would like to convert an existing pole type shed to their

store. They are looking to rezone approximately 1 acre to B-1. The requested Conditional Use Permit request would be to allow them to operate the store up to 7 days a week from 10-6pm and have occasional craft type shows. They plan to have parking for approximately 25 cars. They also plan to widen the driveway to accommodate the delivery vehicles – 1 to 2 times a week. The Plan Commission did not have any issue with the plan but did discuss the need for a turn-around adequate for emergency vehicles (section 3.06 of the Town code), a required know-box for the business (section 10.08 of the Town code) and our sign ordinance (Chapter 13). They were given copies of Chapter 3 & 13. A motion to recommend rezoning approximately one acre from A-1 to B-1, including the driveway which would be required to be brought up to the Town's current driveway requirements in Chapter 3 and rezoning the remaining acreage to A-2 was made by Theobald, seconded by Leannah. Motion carried 3-0. A motion to recommend granting the Conditional Use Request to allow a small retail, antique and craft store with limited food prep up to 7 days a week from 10-6pm was made by Theobald, seconded by Leannah. Motion carried 3-0. A public hearing will be scheduled when a Plat of Survey is provided to the Town.

Correspondence / Communication: none

Adjournment - A motion to adjourn was made by Leannah, seconded by Theobald. Meeting adjourned at 6:41 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls