

Plan Commission Meeting Minutes
FROM October 4, 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, Plan Commissioners Lyman Theobald and David Schueffner. Board member Barbara Poch, Kia Thao and Toua Xiong were also in attendance.

Approval of September 6, 2017 Plan Commission meeting minutes – A motion to approve the September 6, 2017 minutes as printed was made by Schueffner, seconded by Leannah. Motion carried 4-0.

Review / Recommendation – Rezone and Conditional Use Permit Request from Blues on Sunset LLC to rezone approximately 2.5 acres from A-1 (Exclusive Agricultural Use District) to B-1 (Local Business and Industrial District) to convert the existing shed to a storage business.

Rezone Petitioner: Blues on Sunset LLC, 556 Sir Howard Circle, Kohler, WI
Property Owner: Same as above Property Address: W3842 Sunset Rd, Plymouth
Parcel Size: 27 acres Parcel Number: 59026386090
Present Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Rezone and start a storage business.

Anders Graff was unable to attend tonight's meeting. The Plan Commission did review his request. After some discussion, a motion to recommend rezoning approximately 2.5 acres from A-1 to B-1 and approval of a Conditional Use Permit to use the existing barn to store others property with the following conditions: restrict extra fuel storage – gas is to be stored in vehicles original fuel tanks, installation of a Knox Box would be required as well as fire inspections and any future sign changes would require Town Board approval according to Chapter 13 of the Town's code was made by Theobald, seconded by Leannah. Passed 4-0. Mr. Graff will need to submit a Plat of Survey to schedule a public hearing.

Review / Recommendation – Rezone and Land Division Request from Kia Thao & Toua Xiong to rezone 5 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Land District) to create a buildable lot.

Rezone Petitioner: Kia Thao & Toua Xiong, W4299 CTH C, Plymouth, WI
Property Owner: Same as above Property Address: W4299 CTH C, Plymouth
Parcel Size: 19.95 acres Parcel Number: 59026389640
Present Zoning: A-1 (Exclusive Agricultural Use District)
Purpose of Petition: Create a buildable lot.

Kia and Toua explained that they currently live in the existing 100 year old home on the property with other family members. They would like to build a new home for themselves. Toua explained that his dad and grandfather recently passed and he promised them he would keep the land and the home; he would have no plans to sell the home at this point. He explained that his mother is also still alive and living in the home as well. He stated he owns 106 acres total. The remaining 14.9 acres would stay A-1. A

motion to recommend rezoning 5.03 acres from A-1 to A-2 with a separate driveway from the existing home that conforms to Chapter 3 of the Town code including an easement for the existing farm house was made by Theobald, seconded by Schueffner. Motion carried 4-0. A public hearing was scheduled for November 6, 2017.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by Schueffner, seconded by Theobald. Meeting adjourned at 6:04 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls

DRAFT