

**Plan Commission Meeting Minutes**  
**FROM April 8, 2019 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. Notices were posted Thursday, March 28, 2019 at 5:30pm.

Board members present were: Chairman Steve Bauer, Vice Chair Carol Leannah, Secretary Jeanette Meyer, Plan Commissioners Lyman Theobald and David Schueffner. Town Supervisor Barbara Poch was also in attendance.

Approval of December 27, 2018 Plan Commission meeting minutes – A motion to approve the December 27, 2018 minutes as printed was made by Leannah, seconded by Schueffner. Motion carried 4-0.

Zoning Code Update – Review and create possible zoning class restriction for:

A-4 (Limited Development Agricultural District)

Recommended A-4 setbacks

Other Structures: Maximum Size: 170 sq ft (Other sizes may be allowed with Town Board approval)

Rear Minimum 25 feet if not used for the housing of animals;  
50 feet if used for the housing of animals

Side Minimum 20 feet if not used for the housing of animals;  
50 feet if used for the housing of animals

Street Minimum 75 feet from centerline of Town & County  
Highways; 100 feet if used for the housing of animals

Any parcel created after the adoption of this ordinance shall  
require its own road access

R-1 (Single-Family Residence District – unsewered)

R-2 (Single-Family Residence District – sewerred)

R-3 (Multiple-Family Residence District)

R-1 ( Large Lots-over 3 acres)

Allow residence and use A-2 animal units

R-1 small lots ( under 3 acres) & R-2 & **R-3 (??)**

Allow 3 Non farm household pets (need to define non-farm animals)

Require a Conditional Use for:

- a.) Keeping & Raising of 4 or more dogs or other household pets
- b.) Home based businesses such as antique shop, day care facilities, music teaching, service offices, veterinarian or pet care businesses (without boarding facilities) or light manufacturing business.
  - 1. Occupies more than 25% of the home.
  - 2. Employs no more than 1 person who is not a resident of the home.
  - 3. Does not require any specialized equipment or utility services.
  - 4. Has customers and truck delivery services only occasionally coming to the business.

Allow up to 4 hens

Sign Ordinance Update – Review sign regulations to be moved / added to the zoning classifications.

Correspondence / Communication – City of Sheboygan Falls Smart Growth Meeting April 23, 2019.

Adjournment - A motion to adjourn was made by Schueffner, seconded by Leannah. Meeting adjourned at 7:35 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls