

**Plan Commission Meeting Minutes  
FROM September 4, 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 5:31 PM. Notices were posted Wednesday, August 28, 2019 at 12:30pm.

Board members present were: Chairman Steve Bauer, Vice Chair Carol Leannah, Secretary Jeanette Meyer, Plan Commissioner David Schueffner, Skip Theobald, Town Board Supervisor Barbara Poch and Sue Erdmann

Approval of August 21, 2019 Plan Commission meeting minutes – A motion to approve the August 21, 2019 minutes as printed was made by Leannah, seconded by Schueffner. Motion carried 4-0.

Review / Recommendation - Rezone and Land Division Request from Kathy Salm to rezone approximately 2.5 acres from A-1 (Exclusive Agricultural use District) to R-1 (Single Family Residence District – Unsewered) to sell the existing home on the north side of CTH PP. The existing buildings and 4.5 acres located to the south of CTH PP would be retained by owner but may need to be rezoned to conform to the zoning code.

A motion to take the item off the table was made by Leannah, seconded by Schueffner. Motion carried 4-0.

Sue Erdman was in attendance to report back from the last meeting. She provided copies of the septic inspection report and a CSM with merger language for the land south of CTH PP. The Clerk provided copies of an email from Kevin Stange, Code Administrator from Sheboygan County stating the lot, north of CTH PP, has sufficient area for a replacement system. (The Plan Commission learned that by requiring soil testing for future placement, that action automatically negates the current system and forces the owner to replace the system. That was not the groups intention so the email from Kevin Stange was used in its place to meet the soil testing requested.) After review of the submitted info, the discussion turned to the what the correct zoning should be. The parcel is only 2.525 acres but the group felt the A-2 zoning was a better fit for the rural lot. A motion to recommend rezoning the 2.525 acres north of CTH PP (parcel B on the CSM) to A-2 instead of R-1 due to the property limitations and characteristics including having County Road PP on 2 sides and no other lands adjacent to the parcel currently owned by the Zimbal Trust to make the parcel bigger was made by Jenny Meyer, seconded by Schueffner. Motion carried 4-0. A public hearing will be held October 7, 2019.

Sue Erdman left the meeting at 5:46pm.

Correspondence / Communication – The Clerk has received the supplemental check for the Tillman application, and they have made adjustments to comply with the County's height restriction ordinance. A meeting was scheduled for Sept 25th at 5:30pm. Also

the group scheduled a Farmland Preservation / Smart Growth meeting for October 9 at 5:30pm

Adjournment - A motion to adjourn was made by Theobald, seconded by Schueffner. Meeting adjourned at 5:58 pm.

Respectfully submitted,

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Jeanette Meyer, Town Clerk  
Town of Sheboygan Falls

APPROVED