

Plan Commission Meeting Minutes
FROM August 5, 2021 at 5:30 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Chairperson Lyman Theobald called the Plan Commission meeting to order at 5:30 PM. Notices were posted Tuesday, August 3, 2021 at 3:15pm.

Board members present: Chairman Lyman Theobald, Vice Chair Carol Leannah, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner & Kevin Meyer. Also in attendance was Town Board Supervisors Barb Poch and Doug & Michelle Spielvogel.

Approval of Minutes from July 8, 2021 Plan Commission meeting minutes – A motion to approve the minutes from the July 8, 2021 Plan Commission meeting as printed was made by Schueffner, seconded by Leannah. Motion carried 4-0.

Review / Recommendation – Rezone request from Douglass & Michelle Spielvogel to rezone .51 acres currently zoned C-1 (Natural Resource Conservation District) to a zoning to be determined most appropriate by the Plan Commission to create a buildable lot for a single-family residence.

Doug & Michelle are exploring the possibility of purchasing this lot (59026390080) along CTH PP to build a small ranch home on it. Due to the topography, they will be limited to the area that they can build a home. A soil test for a septic has not been done yet. They will need to get that done before the County will deem it 'buildable'. It was also noted that our current ordinance requires 1.00 acre to build a home in R-1. They were advised that they can request a Variance from the Board of Appeals or purchase land from the neighbor to the west. The Clerk was asked to forward them the Variance application as well as the R-1 zoning.

Review / Recommendation – Review and create Solar Regulations for the Town of Sheboygan Falls Municipal Code.

The Town Board did adopt Ordinance #2 2021/2022 to get the regulation into the Town's code. However, the Plan Commission intended to review the regulation again, especially the 0-9.9MW range as well as residential systems and decommissioning. After a lengthy discussion a motion to recommend to the Town Board revising the ordinance to lower the threshold to 5 MW instead of the 10 as adopted, adding our regular building permit requirement for 0-.5MW systems and the addition for more protection for decommissioning is allowable by town council was made by Schueffner, seconded by Leannah. Motion carried 4-0.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by Leannah, seconded by Schueffner. Meeting adjourned at 6:34 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls