

Plan Commission Meeting Minutes
FROM March 10, 2022, at 5:30 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

Chairman Lyman Theobald called the Plan Commission meeting to order at 5:30 PM. Notices were posted Wednesday, March 9, 2022, at 2:15pm.

Board members present: Chairman Lyman Theobald, Vice Chair Carol Leannah, Secretary Jeanette Meyer, and Plan Commissioner Kevin Meyer. Plan Commissioner David Schueffner was absent. Samuel Kohlhagen and Tom Blankenheim were also in attendance.

Approval of Minutes from February 10, 2022 Plan Commission meeting minutes – A motion to approve the minutes from the February 10, 2022, Plan Commission meeting as printed was made by Leannah, seconded by K. Meyer. Motion carried 3-0.

-Review / Recommendation – Rezone Request from David Johanning to rezone approximately 1.72 acres from A-1(Exclusive Agricultural District) to A-2 (Agricultural Use District) and merge with his residential parcel to meet setbacks and build a new shed on newly merged parcel.

David was unable to attend tonight's meeting. He asked to be added to April agenda.

-Review / Recommendation – Conditional Use Permit Request from Frontier Unknown LLC / Samuel & Natalie Kohlhagen to operate a Custom Cabinetry & Wood Products business.

Samuel Kohlhagen recently purchased the building at W3374 CTH C. It is currently used as storage. Sam would like to expand his custom cabinet business, Frontier Craftsman, currently located in downtown Falls. The Plan Commission discussed the shared driveway situations. The Clerk will contact the County Highway Department. The Clerk also pointed out the delinquent real estate taxes due. She also asked for the garbage carts to be returned to the Town as businesses are not allow garbage service under our contract. The address should have never received carts but there may have been a mixed with owners when the Town originally switched to cart service. Building permit and Knox Box requirements were also discussed. Dust collectors would be used to eliminate an increase in dust for the neighbors. Hours of operations would be M-F 6am to 6pm with occasional weekends and evenings until 8pm. Only business related outside storage would be allowed. A motion to recommend issuing a Conditional Use permit for Frontier Unknown with the following conditions: Hours of operations M-F 6am to 6pm, occasional weekends and evenings until 8pm, installation of a knox box and a dust collection system, outside storage limited to business related items, delinquent taxes paid, garbage carts returned and driveway accesses addressed with the County was made by Leannah, seconded by K. Meyer. Motion carried 3-0. Public hearing is scheduled for April 11 at 7pm.

-Review / Recommendation – Rezone and Land Division Request from Majestic Crossing / REINS Inc to split and rezone 15.45 acres from A-1(Exclusive Agricultural District) to A-2 (Agricultural Use District) to sell land and buildings to REINS Inc.

Tom Blakenheim, a Board of Director from REINS, Inc, explained they are currently leasing the building located at W2746 CTH O from Majestic Crossing Dairy for their 10-week therapeutic riding program. REINS is looking to expand their program season to March thru November and would like to purchase the building and 15.45 acres. They currently use the neighbor's well to water horses and share their driveway. They also currently use a handicap port-a-potty. They would eventually like to add a new temporary trailer for an office space and an ADA bathroom. They are working with a well driller and understand they will need to install a separate driveway and install a septic at some point. The Plan Commission expressed concern about the driveway sharing. REINS would like to drill the well first so they can stop using the neighbor's water. They are asking for a year grace period to install the driveway. A motion to recommend a rezone and land division request for rezone 15.45 acres from A-1 to A-2 for REINS Inc with the following conditions: Hours would be Monday – Friday 9am-7pm with occasional weekends, (horse care staff 24 /7), Knox box installation required, a letter from Eric & Samantha Radloff consenting to share driveway for 1 year from purchase, require separate driveway installation within 1 year of sale, withhold signatures on CSM until time of sale to make sure split is only for REINS, INC was made by Leannah, seconded by J Meyer. Motion carried 3-0. Public hearing will be scheduled when CSM is submitted.

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by K Meyer, seconded by Leannah. Meeting adjourned at 6:30 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls