

**PLANNING COMMISSION  
PUBLIC HEARING & MEETING**

**March 7, 2018  
6:30 P.M.**

**MINUTES**

- I. Call To Order and Verification of Meeting Duly Noticed.** Plan Commission Chair Joel Kaeppler called the meeting to order at 6:30 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Other Commission members Ralph Mayer, Jason Athorp and Mike Scharl. and Clerk/Treasurer Sue Born. Also present was town resident Nate Calkins.
  - II.** Chair Kaeppler introduced a new Plan Commission member Mike Scharl, Mike then told us a little about himself.
  - III. Approve the August 1, 2017 Plan Commission Meeting Minutes.** Motion Mayer/Athorp to approve the August 1, 2017 Plan Commission meeting minutes; Motion Carried 4-0.
  - IV. Petition to Rezone 1. Parcel #59014-181854,** W839 Lake Orchard Court Sheboygan, WI 53083 and **2. Parcel 59014-181855** N9189 Lakeshore Road Sheboygan, WI 53083 both owned by Nate and Mary Calkins.
    - A.** Presentation of **Petition 1.** To rezone 5.77 parcel from A-2 Agriculture District to A-E District (Agriculture Enterprise). **Petition 2.** To rezone 8.9 acres from A-1 Agriculture District to A-E District (Agriculture Enterprise)
    - B.** Open Floor to Public Testimony/Clerk-Treasurer's Contacts.
    - C.** Close Floor; Take Action or Set Date to do So.
- Chair Kaeppler asked Nate Calkins to explain his applications, he then answered questions from the Board. Motion Athorp/Scharl to make a recommendation to the Board that **Petition 1.** Parcel 59014-181854 be rezoned from A-2 Agriculture to A-E Agriculture Enterprise; and **Petition 2.** Parcel 59014-181855 be rezoned from A-1 Agriculture to A-E Agriculture Enterprise; Motion Carried 4-0. This motion was combined due to the requirement that the Event Barn be on contiguous parcels of at least 10 acres, which the parcel that the event barn is on would not have fulfilled by itself.
- V. Discuss and Possible Action on Ordinance 7.07 E (1) Accessory Uses Standard.** After some discussion it was decided to clarify Ordinance 7.07 E (1). Motion Kaeppler/Scharl to make a recommendation to the Town Board to reword 7.07 E (1) stating: In zoning districts not specifically excluded in Section 7.07 B (2), No permanent accessory building shall be constructed prior to the beginning of the construction of the primary building to which it is an accessory; Motion Carried 4-0
  - VI. Comprehensive Plan Update Survey Question Suggestions.** Tabled until next Plan Commission meeting for all Board members suggestions.
  - VII. Set Date for Next Meeting, If Necessary.** Clerk-Treasurer Born will email the Plan Commission Board to find a date in Early April 2018.

**VIII. Future Agenda Items: Discussion Only. Possible Increase for Land Development Fees.**

<u>Land Development Fees</u>	
a) Preliminary Consultation/Concept Plan Review	\$150
b) Certified Survey Map Approval	\$25
c) Preliminary Plat Review & Approval	\$250
d) Final Plat Review & Approval (same for each phase of Final Plats submitted in phases)	\$50 + \$10/lot
e) Driveway Permit Application	\$35
f) Driveway Permit Renewal	\$10

Clerk-Treasurer Born will get more information from the Town Board as to description duties listed under Land Development Fees then it will be discussed at a future meeting.

**IX. Adjourn.** Motion Scharl/Mayer to adjourn; carried 4-0. The meeting adjourned at 7:45 p.m.

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Joel Kaeppler, Chair

ATTEST:

\_\_\_\_\_  
Sue Born Clerk-Treasurer

Approved on