

Plan Commission Meeting Minutes
FROM February 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, February 9, 2022, at 12:30pm.

Board members present: Vice Chair Carol Leannah, Secretary Jeanette Meyer, and Plan Commissioner & Kevin Meyer. Plan Commissioner David Schueffner was absent. Jared Wallner, Dan Nack, Stuart Blanke, Terry Stoeckigt and the Randall Rautmann family were also in attendance.

Approval of Minutes from December 9, Plan Commission meeting minutes – A motion to approve the minutes from the December 9, 2021, Plan Commission meeting as printed was made by Leannah, seconded by K. Meyer. Motion carried 3-0.

-Review / Recommendation – Rezone approximately 1.5 acres from A-2 (Agricultural Use District) to B-1 (Local Business and Industrial District) and a Conditional Use Permit Request from JAWS Cutting Edge Lawn Care LLC to operate a Lawn & Landscaping Business.

Jared Wallner, property owner /resident & owner of JAWS Cutting Edge lawn Care, explained he would like to put a 60 x 90 building up for his lawn care business on his property. He would like to rezone 1.5 acres from A-2 to B-1 and obtain a conditional use permit. He currently has 3 full time all year & 4 part time seasonal employees. Hours would be 7am – 6 pm, snowplowing hours would be the exception. A motion to recommend rezoning approximately 1.5 acres from A-2 to B-1 and issuing a conditional use permit for the lawn care business with hour limits 7am - 6pm, snowplowing hours exempted was made Leannah, seconded by K Meyer. Motion carried 3-0. A Plat of Survey will need to be submitted prior to scheduling public hearing.

-Review / Recommendation – Rezone approximately 6 acres from A-1 (Exclusive Agricultural Use District) to A-2 (Agricultural Use District) from Randy & Donna Rautmann to create a buildable lot for a new home.

Randall Rautmann and family expressed their desire to build a new home on now vacant farmland. They didn't have a narrow enough plan for discussion. The Plan Commission gave them some ideas / suggestions. A motion to table request until more details were submitted was made by J Meyer, seconded by Leannah. Motion carried 3-0.

-Review / Recommendation – Conditional Use Permit Request from Dan & Stacy Nack to operate an aluminum chip recycling business.

Dan Nack explained he would like to convert their well drilling business into an aluminum chip drying business. The north line for the B-1 zoning will need to be moved to accommodate the building expansion. The Plan Commission expressed some concerns with the volume of the dryers & the increased truck traffic, approximately 25 truck a day. Hours would be 7am-3pm. A motion to recommend approval of the Conditional Use permit for Alpine Recycling / Dan & Stacy Nack to operate an aluminum chip drying business with the following conditions: move the north

B-1 line to accommodate the setback for a building expansion, Alpine's acceptance to address any noise issues / complaints that may arise, attempt to minimize truck traffic on town road, operate 7am-5pm Monday – Friday was made by Leannah, seconded by K Meyer. Motion carried 3-0. A Plat of Survey will need to be submitted before a public hearing can be scheduled.

-Review / Recommendation – Conditional Use Permit Request from Stuart Blanke & Terry Stoeckigt to operate Terry's Bit and Tackle.

Stuart Blanke is closing his Willow Wood Garden Center. He will only be doing fertilizer applications in the future. He is looking to lease the majority of the lawn care site to Terry's Bait and Tackle. Terry would like to sell bait & tackle, exchange & fill LP tanks, sell fireworks and euro mounts. His desired hours would be 5am – 8pm 7 days a week. A motion to recommend amending the conditional use permit to include bait & tackle sales, filling & exchange of LP tanks, euro mounts and firework sales with the condition that all fireworks be stored & sold in proximity to the steel storage container south of the building was made by K Meyer, seconded by Leannah. Motion carried 3-0. Public hearing will be scheduled for March 7, 2022

Correspondence / Communication – Nothing to report.

Adjournment - A motion to adjourn was made by K Meyer, seconded by Leannah. Meeting adjourned at 6:49 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls