

Plan Commission Meeting Minutes
FROM March 7, 2024, 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 6, 2024, at 10:30am.

Board members present: Chairman Lyman Theobald, Vice Chairman Kevin Meyer, Secretary Jeanette Meyer, and Plan Commissioners David Schueffner (via Zoom) and Tim Austreng. Ken Jay Fiedler and Craig Harms were also in attendance.

Approval of Minutes from February 8, 2024, Plan Commission meeting minutes – A motion to approve the minutes from the February 8, 2024, Plan Commission meeting as printed was made by K Meyer seconded by T Austreng. Motion carried 4-0.

Review / Recommendation – Rezone and Conditional Use Permit Request from Brian Grimm & Craig Harms, dba Restoration Gardens, to rezone 5.5 acres from A-2 (Agriculture Land District) to B-1 (Local Business & Industrial District) operate a landscape business and seasonal Christmas sales shop.

Petitioner: Brian Grimm & Craig Harms
Property Owner: HG Farms LLC
Parcel Size: 5.5 Acres
Currently Property Zoning: A-2 (Exclusive Agricultural Use District)
Purpose of Petition: Operate a landscape business and seasonal Christmas sales shop

Property Address: W4429 CTH JM
Parcel Number: 59026381781

Due to being misinformed by a previous Town Board Supervisor, Restoration Gardens has been operating at their current location without a CUP & proper zoning. Future building on another site in the Town owned by Mr. Harms, brought about the Town's request for this property to be brought into compliance. The Clerk noted she has not received any complaints to date. Restoration Gardens does have around 6 employees and they have occasional events opening their site to the public, usually around Christmas. They currently have a greenhouse of approximately 500 sq feet to grow plantings and use the existing home for offices. No one resides in the home. A motion to recommend rezoning 5.5 acres from A-2 (Exclusive Agricultural use District) to B-1 (Local Business and Industrial District) and approving a conditional use permit to allow Restoration Gardens to operate their landscape business and Christmas shop 7am -5pm Mon-Sun was made by D. Schueffner, seconded by K Meyer. Motion carried 4-0. Public hearing will be scheduled for April 4,2024.

Review / Recommendation – Conditional Use Permit Request – Craig & Susan Harms to operate an orchard, selling products grown on site and pre-packaged goods from off site.

Petitioner: Craig & Susan Harms
Property Owner: same as above
Parcel Size: 5.09 Acres
Currently Property Zoning: A-4 (Limited Development Agricultural District)
Purpose of Petition: Operate an orchard and sales shop

Property Address: N6795 Willow Rd
Parcel Number: 59026382071

Craig Harms explained he currently has an apple orchard on the parcel and also grows other vegetables. He would like to sell the produce and other prepackaged products from the site. (Honey, jams, jellies and dressings prepared off site.) No food would be prepared on site. He would like to build a 20 x 34 shed with a 10' overhang for storage and for a sales area. He estimated he will need a parking area for 14 cars. A motion to recommend approval of a Conditional Use permit to operate an orchard farm store was made by K Meyer, seconded by Austreng. Motion carried 4-0. Public hearing will be scheduled for April 4,2024.

Review / Recommendation – Land Division request from Ken Jay & Cindy Fiedler to split 1 acre, currently zoned B-1 (Local Business and Industrial District) from a 30.17 acres parcel.

Petitioner: Ken Jay & Cindy Fiedler
Property Owner: Merlin L & Elaine J Fiedler Trust Property Address: vacant land along HWY 23
Parcel Size: 30.17 Acres Parcel Number: 59026386470
Current Property Zoning: A-1 (Exclusive Agricultural Use District) & B-1 (Local Business and Industrial District)
Purpose of Petition: Split B-1 off parcel.

Ken Jay's attorney has submitted a CSM including easement language recommended by the Town's attorney to allow him access to the proposed new parcel. A motion to recommend approval of the land division request to split 1 acre, already zoned B-1 (Local Business and Industrial District), from a 30.17 parcel was made by J Meyer, seconded by D Schueffner. Motion carried 4-0. Public hearing will be scheduled for April 4,2024.

Review & Recommendation – Final review of the revised Chapter 7, including but not limited to the addition of the A-T"Agritourism" District to be added to the Town of Sheboygan Falls Zoning Code.

The Plan Commissioners reviewed the clarified comments received from Town Counsel, Matt Parmentier. His main concern due to 2017 Act 67, was looking at CUP requests on a case-by-case basis instead of a 'one size fits all' regulation. The Plan Commission reviewed Matt's suggested changes after clarification. A motion to recommend the updated Chapter 7 zoning, including the addition of the new 'A-T" Agritourism zoning was made by D Schueffner, seconded by T Austreng. Motion carried. Public hearing will be scheduled for April 4,2024.

Correspondence / Communication – Chairman Theobald would like to work on an Emergency Plan for the Town. More come in the following months.

Adjournment - A motion to adjourn was made by D Schueffner, seconded by K Meyer. Meeting adjourned at 6:08 pm.

Respectfully submitted,

Jeanette Meyer, Town Clerk
Town of Sheboygan Falls