

## Minutes

## Plan Commission

**7-25-2016**

Roll Call: PC Members: Ken Sonntag, Penny Buhler, Jackie Veldman, Jesse Dippel, Lou Jaeger, and Andy Seil  
Clerk: Linnae Wierus

Also present: Bob Pavlik, Eric Paulson, Angelynn Brown, Paul Geib, Beth Geib, Janet Sepstead, Tom Lawn, Sue Lawn, Ed Witzke, Deanna Uelmen, LeRoy Hoppke, Audrey Hoppke, Pat Docter, Daryl Lehman, Eva Lehman, Jon Hafner, Brandon Thone, Alex Bliesner, and Jerry Moredaity

### Public Hearing

1. **Call to Order** - Ken calls the public hearing to order at 7:00 pm.
2. **NOTICE IS HEREBY GIVEN** that the Plan Commission will have a Public Hearing on July 25, 2016 beginning at 7:00 p.m., located at the Town Hall, W8095 Parnell Road, Cascade, WI 53011, to consider the request for Robert Pavlik. Robert Pavlik is the owner of the tax parcels #59012150901, 59012150902, 59012150903, and 59012150904 (Total lot size: 20.00 acres) Property is located on County Road U, of Plymouth, WI 53073. Legal Description: Part of the E 1/2 of the SW, SW, of Section 1, T14N-R20E Town of Mitchell, Sheboygan County, Wisconsin. Reasons & justifications for the public hearing: Robert wants to reconfigure the lots into 4, 5 acres parcels and keep the current zoning of R1 for each lot.
3. **Public Comment** – None
4. **Adjournment** – Jackie makes the motion to close the public hearing. Lou seconds the motion. No nays, motion carried.

---

### Plan Commission Meeting

1. **Call to Order** - Ken calls the meeting to order at 7:04 pm
2. **Approval of Minutes** - Jesses makes the motion to approve minutes from the last meeting. Lou seconds the motion. No nays, motion carried. Jackie abstained.
3. **Public Comment** - None
4. **New Business** (Discussion & Possible Action on Items Below)
  - a. **Bob Pavlik** -Lou makes the motion to approve and send to the Town Board. Jackie seconds the motion. No nays, motion carried.
  - b. **Paul Geib** - Paul is working on his own car repairs and projects and there is no business currently. The property did have a “conditional use permit in 1995 prior to zoning. The Plan Commission reviews possible terms in relation to Jensen Auto’s condition use permit. The possible terms discussed would be hours on Monday - Friday 7am- 5pm and Saturday 8am-3pm, outside storage limit of 10 vehicles, and part vehicles to be screened from the roadway.
  - c. **Brandon Thone** -Ed Witzke shares his views about Brandon’s property, especially when it comes to selling his house. His concerns are the noise levels and he feels there shouldn’t be a commercial

business on that property because it is in a residential area. Ed states he had to drop the price of his house drastically because of Brandon's business. Alan explains his theory and vision when he set up 1848 Settlement Lane as a rural condominium. The subdivision covenant expired in 2012. The property is zoned as R2 and allows a home business and 4 employees. Brandon currently has a total of 9 employees and two other business locations in Sheboygan. There are 3 employees that come to the residence to pick up their work vehicles around 6:00 am and leave by 6:45am. Carol asks about the fuel tank on the property. The 500 gallon fuel tank is used for the race car, hauler, and business equipment. Tom Lawn explains why he purchased the land and built his home. He feels the values are depreciating because of the noise and the business equipment is becoming an "eye sore". Carol speaks about her experience with putting her house on the market two years. Ken discusses about the option about putting in a second drive and not utilize the private road with the equipment and trucks. Tom asks about starting a sprint car in his neighborhood. Brandon says he starts the car usually 1-2 per month for 5 minutes at a time. Jackie explains the town has numerous residents in the township who's hobby is racing and there is no town ordinance against it. The overall complaints include business trucks, equipment, business related noise, and visual effects from the business equipment. The Plan Commission discusses possible terms of the hobby and business conditional use permit. The possible terms of the condition use permit for the hobby would include the hauler be stored offsite for the winter months and be stored out of sight during race season, relocation of the fuel tank and installed a fence around it and a bladder, employees park behind the shed, and air tools and compressor prohibited after 9pm. The possible terms of the conditional use permit for the business would include no more than 4 non related employees, 3 pieces of equipment with trucks, noise generated from the business allowed from 9am-5pm besides the coming and going with trucks and trailers, new driveway to be installed and utilized by business trucks and equipment, and review after one year by the Plan Commission

- d. **Jason & Rebecca Pfeifer** - Lou makes the motion to approve the request to build the house on the site. Jesse seconds the motion. No nays, motion carried.
- e. **Chapter 53 sign permit** - Linnae will add the definition of the signs on the back of the permit application prior to presenting the application to the Town Board.

5. **Appointing a member to report to the Town Board** - Jackie volunteers to report. No objections.

6. **Adjournment** - Lou makes the motion to adjourn. Jesse seconds the motion. No nays, motion carried.  
Meeting adjourned at 8:54 pm.

Respectfully submitted,

Linnae Wierus