

## Minutes

## Plan Commission

**8-29-2016**

Roll Call: PC Members: Ken Sonntag, Penny Buhler, Jackie Veldman, and Lou Jaeger

Clerk: Linnae Wierus

Also present: Pat Docter, Bill Puetz, Jon Hafner, Chris Clark, Brandon Thone, Mike Klatkiewicz, Peter Mayer, Carol Gustafson, Diane Gahagan, Jen Buelow, Judy Geib, and Jim Geib

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 August 29, 2016 beginning at 7:00 p.m., located at the Town Hall, W8095 Parnell Road, Cascade, WI 53011, to consider the request for Aaron & Leah Brix. Aaron & Leah Brix are the owners of the tax parcels #59012156140 (Total lot size: 49.11 acres) Property is located on Highview Rd. Plymouth, WI. Legal Description: Part of the SE NE, SEC 13 & PRT NE SE, SEC 13 T14 R20 Town of Mitchell, Sheboygan County, Wisconsin. Reasons & justifications for the public hearing: Aaron & Leah would like to split the parcel into 2 separate parcels, lot 1 – 25.64 acres and lot 2 – 24.45 acres. Also, rezoning the new parcels from Ag1 to Ag3.
  - Jackie asks about easement access. Bill Cain said they will make into the condition report with the purchase of land. Ken makes the motion to close the public hearing. Jackie seconds the motion. No nays, motion carried.
  
3. **NOTICE IS HEREBY GIVEN** that the Plan Commission will have a Public Hearing on August 29, 2016 beginning at 7:00 p.m., located at the Town Hall, W8095 Parnell Road, Cascade, WI 53011, to consider the request for Bruce Michaels. Bruce Michaels is the owners of the tax parcels #59012166581 (Total lot size: 5.00 acres) Property is located on Co Rd F Cascade, WI. Legal Description: Part of the NE ¼ SE 1/4, SEC 29 T14N R20E Town of Mitchell, Sheboygan County, Wisconsin. Reasons & justifications for the public hearing: Bruce would like to rezone his existing property from R1 to R2.
  - Ken makes the motion to close the public hearing. Jackie seconds the motion. No nays, motion carried.
  
4. **NOTICE IS HEREBY GIVEN** that the Plan Commission will have a Public Hearing on August 29, 2016 beginning at 7:00 p.m., located at the Town Hall, W8095 Parnell Road, Cascade, WI 53011, to consider the request for Diane & Marvin Gahagan Jr./Matthew & Rachel Schultz. Diane & Marvin Gahagan Jr. are the owners of the tax parcels #59012162020 (Total lot size: 35.00 acres) Property is located on Parnell Rd, Cascade, WI. Legal Description: Part of the NE SW, SEC 22 EXC PRT NE SW, SEC 22, T14N-R20E Town of Mitchell, Sheboygan County, Wisconsin. Reasons & justifications for the public hearing: Diane & Marvin Gahagan Jr. would like to split 10 acres off of the current 35 acre lot. The lots would be rezoned from AG1 to AG3.
  - Ken makes the motion to close the public hearing. Jackie seconds the motion. No nays, motion carried.
  
5. **NOTICE IS HEREBY GIVEN** that the Plan Commission will have a Public Hearing on August 29, 2016 beginning at 7 p.m., located at the Town Hall, W8095 Parnell Road, Cascade, WI 53011, to consider the request from Brandon Thone for a conditional use permit. Brandon Thone is the owner of the Tax Parcel 59012150631 (Lot: 5.02 acres) Property address is located at W7137 1848 Settlement Ln. Plymouth, WI. Legal Description: Part of NE NW SEC 1 T14N-R20, Town of Mitchell, Sheboygan County, Wisconsin. Reasons & justifications for the public hearing: Brandon needs a conditional use permit for utility construction business activity on his property.

- Attorney Peter Meyer speaks on behalf of Tom and Sue Lawn. He presents the Plan Commission with a letter including 3 objections to the conditional use permit and asks for the permit to be denied entirely. Jon and Brandon explain their objections to the letter including the criminal activity. Ken makes the motion to close the public hearing. Lou seconds the motion. No nays, motion carried.

**6. Public Comment - None**

- 7. Adjournment** – Ken makes the motion to close the public hearing. Lou seconds the meeting. No nays, motion carried.

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**Minutes** **Plan Commission** **8-29-2016**

- 1. Call to Order** – Ken calls the meeting to order at 7:25 pm.
- 2. Approval of Minutes** - Jackie makes the motion to approve the minutes from 7/25/16. Lou seconds the motion. No nays.
- 3. Public Comment**- Mike Klatkiewicz brought to the attention of the Plan Commission his concern with the building inspector. He needs to submit his plans and complete his building permit application and the town will okay the shed to be built.
- 4. New Business (Discussion & Possible Action on Items Below)**
  - a. Aaron & Leah Brix** – Ken makes the motion approve the splitting of the parcels into two parcels and change the zoning for ag1 to ag3. Jackie seconds the motion. No nays, motion carried.
  - b. Bruce Michaels** - Jackie makes the motion to approve the rezoning from R1 to R2. Penny seconds the motion. No nays, motion carried.
  - c. Diane & Marvin Gahagan Jr.**– Diane asks about the difference between Ag1 and Ag2. Jackie explains the difference. Jackie makes the motion to approve the lot split and rezoning from ag1 to ag3. Penny seconds the motion. No nays, motion carried.
  - d. Brandon Thone** - Ken states the town has nothing to say about preexisting town covenants. The town’s attorney recommended not to pursue a conditional use permit for the racing hobby, but the business would need to have a conditional use permit to operate. Ken feels Brandon’s business is considered light industry. Lou would prefer the business trucks not to come to the property and just have the business office there. Pat explains that Brandon is having a separate driveway to be used for the business trucks. Jackie makes the motion to have the town’s attorney review the information from Tom and Sue Lawn’s attorney Peter Mayer. Ken seconds the motion. No nays motion carried.
- 5. Appointing a member to report to the Town Board** – Jackie volunteers to report to the Town Board. No objection.
- 6. Adjournment** – Ken makes the motion to adjourn. Lou seconds the meeting. Meeting is adjourned at 8:00 pm.

Respectfully submitted,  
Linnae Wierus