

**TOWN OF MOSEL
PLANNING & ZONING COMMISSION MEETING**

March 14, 2017

MINUTES

- I. Call To Order and Verification of Meeting Duly Noticed.** Meeting was called to order by Chair Joel Kaeppler at 6:30 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Other Commission members present were, Ralph Mayer, Anne Woepse, Ron Roehl, Barb Bitter, Randy Rautmann and Clerk-Treasurer Sue Born. Also present were Lee and Nancy Sixel, town resident Gary Sixel, Town Mosel Chairman Dirk Zylman and Supervisor Aaron Anger. Clerk-Treasurer Born confirmed the meeting was properly noticed on February 28, 2017 at the Town Hall at 8:20 a.m. and the Website at 8:30 a.m.
- II. Approval of the June 20, 2016 Meeting Minutes.** Motion Bitter/Woepse to approve the June 20, 2016 meeting minutes; Carried 6-0.
- III. Review Petition to Rezone:** Petition to Divide and Rezone: Parcel #59014-185540, located on Rangeline Road owned by Ronald Roehl.
- A.** Presentation of Petition to divide and rezone 54.12 acres into two parcels, one 3.00 acre parcel and one 51.12 acre parcel. To rezone the 3.0 acre parcel from A-T Agricultural Transition to B-1 Business District.
 - B.** Open Floor to Public Testimony/Clerk-Treasurer's Contacts.
 - C.** Close Floor; Take Action Or Set Date To Do So.

Chair Kaeppler reviewed the rezone petition provided by Ronald Roehl/Lee Sixel. There was substantial discussion on how the parcel should be zoned due to the lack of clarity on the guidelines for certain parcels that are zoned A-T but not marked as or contiguous to the parcel that reflects that use on the Smart Growth Plan. Motion Kaeppler/Mayer to divide the 54.12 acre parcel #59014-185540 into one 3 acre parcel and a 51.12 acre parcel in which both parcels would stay zoned A-T; roll call vote- Woepse nay, Bitter aye, Mayer aye, Rautmann nay, Kaeppler aye; Carried 3-2. Plan Commission Board Member Ronald Roehl abstained from the vote.

The Plan Commission did not have a problem considering the 3 acre parcel and the one immediately to the south for rezoning to B-1 if the use on the application would justify it as a valid business.

- IV. Review Town Ordinances for Possible Revisions.** Chair Kaeppler asked Clerk/Treasurer if there were any complaints or concerns from residents on any of the items on the list that should be taken into consideration. Born also gave the Plan Commission information related to some of the items to help decide if changes or additions need to be made to Mosel's ordinances.
- A. Culvert Length on Commercial and Ag Parcels.** – The board will be checking with the County and possibly State on their Culvert length. Will be discussed further at next meeting.
 - B. Set Backs on Driveways.** It was decided there should be a set back on all driveways of at least 5 feet. Action will take place at next meeting.
 - C. Animals (chickens) Allowed on R-1.**– After discussion there was a consensus that it would be fine to have a limited number of female chickens on R-1 zoned parcels. A license application and fee will be proposed.
 - D. Accessory Building - Size, Height, and Placement on Parcel.** – After a lot of discussion it was decided there will be a need to revise the Accessory Building Ordinance as to placement of accessory building. There were many suggestions and it will be determined at the next meeting.

- E. **Event Barns**-Tabled
 - F. **Drones**- Born mailed and Plan Commission member Randy Rautmann handed out material on drones. With the Ryder Cup coming to Town Mosel in 2020 a drone ordinance will need to be in effect. There will be further discussion the next meeting.
 - G. **Tiny Houses**- Tabled
 - H. **In-Law Suites**. Further information will be gathered.
 - I. **Commercial Use of Transfer Station**. - There was some concern of businesses using the transfer station for their business waste. It was suggested the businesses in the town be required to lease individual dumpsters. Further discussion will take place at next meeting.
 - J. Other
- V. **Set Date for Next Meeting, If Necessary.** April 25, 2017 6:30 P.M.
- VI. **Adjourn.** Motion Bitter/Rautmann to adjourn: carried 6-0. Meeting adjourned at 9:00 p.m.

Joel Kaeppler,
Chair

ATTEST:

Sue Born, Clerk-Treasurer

Approved on _____