

## PLANNING COMMISSION MEETING

June 5, 2018  
6:30 P.M.

### MINUTES

**I. Call To Order.** Plan Commission Chair Joel Kaeppler called the meeting to order at 6:30 P.M. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Other Commission members present were Ralph Mayer, Jason Athorp, Mike Scharl, Barb Bitter, Ron Vandoske, Ron Roehl, and Clerk/Treasurer Sue Born. Also present was Randy Sixel.

**II. Approve the May 30, 2018 joint Mosel Town Board/Plan Commission Meeting Minutes.**

Motion Vandoske/Mayer to approve the May 30, 2018, joint Town Board/Plan Commission meeting minutes; Motion Carried 7-0.

- A. **Petition to Rezone. Randy Sixel (Ray Sixel) Parcel 59014-181610 located on Orchard Road.** Presentation of Petition 24.51 acres for parcel 59014-181610 located on Orchard Road zones A-1 Agriculture to A-1-S Small Scale Agriculture. Chair Kaeppler reviewed the rezone application and asked the Plan Commission if they had any questions. The board reviewed the FPZ ordinance impact of this transaction on the parcels to be divided off for the purposes of selling them. It was determined that the initial contiguous total acreage was just over 156 acres, which would have allowed for a maximum of 4 residences to be built. Deducting the 24.51 acres would lead to remaining contiguous parcels of just under 132 acres which would limit the maximum allowable residences to be 3 since it is limited to 1 single family residence per 35 acres of A-1 zoned land. Taking into account this fact along with the logical boundary created by the creek it was determined that this was a reasonable request that would not compromise the intent FPZ ordinances. Motion Vandoske/Athorp to recommend to the Mosel Town Board to rezone the 24.51 acres (Lot 1 on CSM) of parcel 59014-181610 to be rezoned A-1-S with the understanding that any future requests for A-1-S zoning on the parcels that are being sold would be subject to the 35 acres allocation between A-1-S and A-PR.

**III. Set Date for Next Meeting, If Necessary.**

**IV. Adjourn.** Motion Scharl/Bitter to adjourn; carried 7-0. The meeting adjourned at 7:30 p.m.

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Joel Kaeppler, Chair

ATTEST:

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Sue Born Clerk-Treasurer  
Approved on