

**TOWN OF LYONS PLANNING COMMISSION**  
**Meeting MINUTES OF December 6, 2016**

Meeting called to order by Dave Held at 7:30pm, official meeting notice and agenda read by Secretary Al Bjorkman.

Five planning commissioners present were Dave Held, Dave Hill, Al Bjorkman, Dick Houck, and Leonard Wardzala. Town Board members Bill Henningfield and Paul Thompson were present along with 8 interested persons also present.

APPROVAL OF MINUTES

**Motion by Dave Hill, second by Al Bjorkman, to approve of the minutes of the 11/8/16 meeting as presented, carried.**

STICKS LLC. REQUESTS CONDITIONAL USE TO CONSTRUCT A SINGLE FAMILY HOME ON REMAINING A1 PARCEL OF A PRIOR FARMLAND SEPARATION AT 2941 BERNDT ROAD, MORE SPECIFICALLY KNOWN AS TAX KEY #NLLY2500008.

47 acres m/l of A1 and C2 zoning. As had done a prior farmland separation any new development on this remaining parcel requires a conditional use hearing. Bjorkman stated they can put new home anywhere they want as long as it meets any setbacks, has correct setbacks and has access to a public road and that the house not sit on a slope greater than 25%. Land use planner and attorney reps said this can and will be done.

**Motion by Al Bjorkman, second by Leonard Wardzala, to recommend approval of this conditional use for a single family home on the remaining parcel, carried.**

MATTHEWS FAMILY LP REQUESTS A CONDITIONAL USE TO USE BARN AND HOUSE FOR FAMILY FARM WEDDING AND RELATED EVENTS AT 5254 WARREN ROAD, AND KNOWN AS TAX KEY# NLY2400003.

Attorney Ted Johnson of Godfrey law firm representing. A new conditional use had been added to A2 zoning which allows for a family wedding barn and related events under specific restrictions and rules. Parcel is now all A2 zoning of about 101.79 acres. Mr. Johnson went through the proposal and plan map covering all areas of the new conditional use.

No new road would be needed to be built, would create a grassy parking area for maximum event size of 200 persons, as they do not want create dust on a gravel road. No new bathroom facilities at this time as existing farm house has all that would be needed but the plan indicates a possible future area for such.

Plan shows possible event related tented areas for gathering, food/beverage, or entertainment. All new lighting would be shielded and down facing.

Dave Held asked if any neighbors had comments. One neighbor immediately to NW and one immediately to south said they could not hear any excess noise of entertainment in the last private wedding held.

Another town resident, John Otten, was also concerned with noise and commotion and wondered how this related to the town rejecting another such proposal at a prior meeting. That proposal was of an operation in complete violation of zoning (C-2) which does not provide for this use. This proposal is in A2 zoning which does provide for this use as a conditional use.

**Motion by Al Bjorkman, second by Dick Houck, to recommended approval of this conditional use for a Family Wedding Barn use meeting all A2 conditional use requirements and limitations as proposed to the Town Board, carried with 4 yay's and 1 nay.**

RYAN BENSHEIMER REQUESTS A REZONE FROM R-5 TO B-2 TO CONFORM TO EXISTING B-2 ZONING AT 6715 STATE ROAD, AND KNOWN AS TAX KEY# NLY3200005A.

From a prior conditional use approval for development of an indoor shooting range and shop, a small portion of the property is zoned R-5, different from the B-2 zoning that exists for most of the parcel to be developed.

**Motion by Al Bjorkman, second by Dick Houck, to recommend approval of this R-5 to B-2 rezone as presented to the Town Board, carried.**

Next meeting scheduled for Tuesday, January 3, 2017 at 7:30pm.

**Motion by Al Bjorkman and second by Leonard Wardzala to adjourn at 8:02pm, carried.**

Respectfully Submitted,  
Alan W. Bjorkman  
Secretary