

TOWN OF LYONS PLANNING COMMISSION
Meeting MINUTES OF January 3, 2017

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

Four planning commissioners present at 7:30pm were Dave Held, Dave Hill, Dick Houck, and Leonard Wardzala. Secretary Al Bjorkman attended but was 8 minutes late. Town Board Chair Bill Mangold and Town Board member Bill Henningfield were present along with 12 interested persons also present.

APPROVAL OF MINUTES

I

Motion by Leonard Wardzala, second by Dave Hill, to approve of the minutes of the 12/6/16 meeting as presented, carried.

RUSS LINECK REQUESTS REZONE OF PROPERTY LOCATED IN SPRINGFIELD, AND MORE PARTICULARLY KNOWN AS TAX KEY #NVS00043, FROM R-1 TO B-2 AND C-4.

Owner trying to cleanup zoning to be compliant with business uses of property. A map of current and proposed zoning was reviewed.

Considerable discussion centering on letter dated 12/13/16 from Matt Weidensee, Planner at Walworth County. County will not rezone until Town vacates specified roadways to be incorporated in the development.

Further, commercial access around an existing storage building must be a minimum 24 feet wide and be set back a minimum from adjacent R-1 property to the south. County considers the proposed rezone speculative as variances and conditional uses to satisfy issues would need to accompany the rezone request.

Motion by Dave Hill, second by Dick Houck, to table the rezone request until the Town vacates land for development out of the public road right of way and we have a new letter from Walworth County confirming such and that setback issues are in place prior to a re-zone consideration, carried.

DISCUSSION

ERIC NIELSON TO DISCUSS BRIDLEWOOD ESTATES AND NORTH MOELTER ROAD DESIGN, CONSTRUCTION, SAFETY, AND MAINTENANCE ISSUES.

Mr. Nielson had provided a packet of documents of land use and development history for the Bridle wood Estate (BE) and Moelter north land development history. He has a concern with the gravel N. Moelter Road portion known as north of the gate- NMR) maintenance and access by emergency vehicles. Over the years a series of steps has been take in the overall development leaving the NMR Landowners facing a deteriorating gravel road but NMR being owned by the BE.

A conditional use several years back had required that BE bring up the road to town standards which had not been done.

NMR people have a meeting scheduled with Walworth County. Discussion about what role Town has and, thus far is limited, as all current roads in BE and NMR are private and do not meet Town standards to ever be turned over as public town roads.

Years back the Town had turned down a BE request to turn over roads to Town as they are far below town standards.

Commission had little to offer as to future steps other than to say it is up to the county to enforce past conditional uses. If they do not or are not able to do so NMR landowners may be stuck with a substandard gravel road they will have to maintain at their expense. Letter from Bill Mangold dated 7/11/01 was reviewed indicating that Bridlewood Estates owners must as part of building permits keep a 12-foot-wide and high clearance for emergency vehicle access.

Bjorkman asked if BE would give the NMR to the NMR landowners? One owner said this was very doubtful as entire (or a majority) BE landowners would have to approve and even he would vote against such as he has 2 lots in BE.

It would be very difficult to see and determine who is the accountable stakeholder in all of this.

Bjorkman further commented this is the reason we now have a private roads ordinance to require at the front end road standards be done at the beginning of any land division that served more than 2 residences.

Commission said keep us apprised on county meeting but could not provide any more helpful advice.

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

Motion by Dick Houck, and second by Al Bjorkman to adjourn at 8:05pm, carried.

Respectfully Submitted,
Alan W. Bjorkman
Secretary