

**TOWN OF LYONS PLANNING COMMISSION**  
**Meeting MINUTES OF March 7, 2017**

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

Three planning commissioners present were Dave Held, Dave Hill, and Al Bjorkman. Leonard Wardzala and Dick Houck were absent. Town Board Chair Bill Mangold, Town Board members Bill Henningfield and Paul Thompson were also present along with 6 interested persons.

APPROVAL OF MINUTES

**Motion by Al Bjorkman, second by Dave Hill, to approve of the minutes of the 2/7/17 meeting as presented, carried.**

MARK AND DENISE HUTTON REQUEST CONDITIONAL USE TO PERMIT KEEPING PERSONAL USE HOBBY SHOW DOGS ON 37.89 ACRE PROPOERTY AT 5853 SPRING VALLEY ROAD, MORE SPECIFICALLY KNOWN AS TAX KEY #NLY000067A.

Hutton's reviewed the written narrative they had submitted to keep show dogs indoors they show and enjoy. Dave Held had heard from 1 neighbor who was concerned about noise of barking dogs but these dogs will be housed and kept indoors in an existing barn on the site.

Dave Hill noted that barn seemed to be right on a property line but owners noted they own both parcels.

**Motion by Al Bjorkman, second by Dave Hill, to recommend approval of the proposed conditional use to the town board, carried.**

NORTHWIND PERENNIAL FARM REQUESTS REZONE OF 4.94 ACRES FROM A-1 TO A-4 ON PROPERTY LOCATED AT 7047 HOSPITAL ROAD AND KNOWN AS TAX PARCEL NLY700001A.

Owners have operated this agriculture related business for many years. After approaching the town and county to see about most appropriate zoning to continue to conduct this business and related activities, and knowing the town had little interest in B or P zoning, this change to A-4 and its possible conditional uses seems the best for the future.

Map of proposed rezone area reviewed.

**Motion by Dave Hill, second by Al Bjorkman, to recommend approval to the town board of this rezone request of 4.94 acres of A-1 to A-4 zoning as mapped and shown, carried.**

NORTHWIND PERENNIAL FARM REQUESTS CONDITIONAL USE ON 4.94 ACRES OF A-4 ZONED PROPERTY TO CONDUCT RETAIL SALES OF PLANTS AND OTHER GARDEN RELATED ITEMS AND FOR OCCASSIONAL MEETINGS AND ACITIVITES RELATED TO THIS FARM BASED BUSINESS AT 7047 HOSPITAL ROAD AND KNOWN AS TAX PARCEL NLY700001A.

Other conditional use and re-zone applications for a smaller 0.3-acre parcel were determined to be redundant and already part of the 4.94 rezone and conditional use application.

Considerable discussion particularly as it relates to an antique event last spring where much larger crowds and attendance resulted in parking congestion, participants walking across private property for access, and calls to the Walworth County Sheriff which resulted in fines and penalties. Owners said the size of the event had completely surprised them and they will plan accordingly for such crowds in the future as this event is held annually. They have decided for parking on a property across Hospital Road from them if need be. Dave Held commented they need to meet county parking rules if this is the case.

Al Bjorkman read an unsigned letter for a neighbor in adjacent Country Estates who complained about this event.

Owners pledged to better manage any future event to minimize any of the concerns.

**Motion by Al Bjorkman, second by Dave Hill to recommend approval of the proposed conditional use to the town board as long as the owners properly plan for and manage any future larger events, carried.**

Next meeting April 4, 2017.

**Motion by Al Bjorkman, second by Dave Hill to adjourn at 7:57pm, carried.**

Respectfully Submitted,  
Alan W. Bjorkman  
Secretary