

**TOWN OF LYONS PLANNING COMMISSION**  
**Meeting MINUTES OF April 4, 2017**

Meeting called to order by Dave Held at 7:31pm, official meeting notice and agenda read.

Planning commissioners present were Dave Held, Dave Hill, Al Bjorkman, Leonard Wardzala and Dick Houck. Town Board members Bill Henningfield and Paul Thompson were also present along with 7 interested persons.

APPROVAL OF MINUTES

**Motion by Dave Hill, second by Al Bjorkman, to approve of the minutes of the 3/7/17 meeting as presented, carried.**

MARK AND DENISE HUTTON REQUEST LOT LINE ADJUSTMENT TO COMBINE PARCELS AT 5853 SPRING VALLEY ROAD, MORE SPECIFICALLY KNOWN AS TAX KEY #NLY000067A1.

Hutton's own 4 separate parcels and desire to build an outbuilding. The existing 23.03 A1 parcel would be combined with 2 existing C-2 lots. There is no increase in possible future residences.

**Motion by Al Bjorkman, second by Dick Houck, to recommend approval of the proposed lot line adjustments as presented, carried.**

HARRY VOEGELE REQUEST FOR BACK LOT VARIANCE OF A NEW BOAT STORAGE POLE BUILDING AT 1727 GENESEE STREETS KNOWN AS TAX KEY NVS00045/46/47.

Voeges have had a boat storage business for many years on existing lots along the old railroad right of way in Springfield. Lots were laid out quite narrow, he needs a 5' not 30' back lot setback. adjacent property is along the recreational trail and not against any other residential. The new building is proposed to be 54 feet wide to allow for efficient room for boat storage.

**Motion by Al Bjorkman, second by Dick Houck to recommend this reduced back lot setback variance as proposed to the Town Board, carried.**

HARRY VOEGELE REQUEST CONDITIONAL USE FOR A BOAT STORAGE BUSINESS AT 1727 GENESEE STREETS KNOWN AS TAX KEY NVS00045/46/47.

Presented basic plan of operation which is a continuance of existing boat storage business.

**Motion by Al Bjorkman, second by Dick Houck to recommend this conditional use for a boat storage business as presented to the Town Board, carried.**

SCOTT KOSTER PRESENT A CERTIFIED SURVEY MAP TO COMBINE SEVERAL PARCELS TO CREATE 2 LARGER AG PARCELS FOR HIS FARM VEGETABLE PRODUCTION BUSINESS AT 1223 CLAUSEN ROAD KNOWN AS TAX KEYS NA90400001/NA97100001/NLY400005.

Koster have a well-established and long standing vegetable farm business. They are changing some of the way and where they sell produce and desire to simplify and consolidate some existing ag parcels into singular A1 zoning and be able to expand some buildings on a single parcel.

Some discussion of wetland delineation map but no problem is foreseen as the true wet areas to east side of parcel have been and will continue to be avoided.

Letter from Town Engineers at Baxter Woodman said we should get the road ROW dedicated on the map and make sure new survey indicates no further divisions for 5 years.

**Motion by Dick Houck, second by Al Bjorkman to recommend approval to the Town Board of the combined ag parcel as shown and that the survey should show the dedicated road ROW and statement of no further division for 5 years, carried.**

JOHN MEYER REQUEST A VARIANCE FOR STREET AND SIDE YARD SETBACKS TO ADD A GARAGE AT 7292 HILL STREET, TAX KEY NGHA00005 AND NGHA00006.

Mr. Meyer combined two lots and wants to add a new garage and septic field. Site has some pretty severe site limitations and complex and unclear access from Hill Street an EW undeveloped right of way. Having to stick with setbacks for this parcel will make it hard to develop it the way he desires.

Considerable discussion and concern by Bjorkman and Houck on reducing the setbacks by over 65%. Bjorkman particularly concerned this will come to haunt us in later years by reducing setback in a residential area. Discussion on site limitations and driveway access and turning into and out of lot.

**Motion by Dave Hill, second by Dave Held to recommend to the Town Board the setback reductions as presented, 2 yes votes, 3 no votes, motion fails with no recommendation to the Town Board.**

Next meeting May 2, 2017

**Motion by Al Bjorkman, second by Dave Hill to adjourn at 8:38pm, carried.**

Respectfully Submitted,  
Alan W. Bjorkman  
Secretary