

**TOWN OF LYONS PLANNING COMMISSION**  
**Meeting MINUTES OF June 6, 2017**

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

Planning commissioners present were Dave Held, Dave Hill, and Al Bjorkman. Leonard Wardzala and Dick Houck were absent. Town Board members Bill Henningfield, Bill Mangold, and Paul Thompson were also present along with 18 interested persons.

APPROVAL OF MINUTES

**Motion by Dave Hill, second by Al Bjorkman, to approve of the minutes of the 4/4/17 meeting as presented, carried.**

STONEGATE INVESTMENTS SUBMITS A CERTIFIED SURVEY MAP CREATING AN ADDITIONAL PARCEL AT PROPERTY IN BRIDLEWOOD ESTATES AND MORE SPECIFICALLY KNOWN AS TAK KEY #NA170700001.

Peter Juergens apologized for missing last meeting when this was on agenda as he had not known the re-zone filing as complete. He now desires to get the CSM as proposed approved.

Dave Held commented that no changes had been made to the CSM based on prior written comments from the Town Engineers Baxter Woodman. This is the same CSM from last November 2016. Mr. Jurgens had not seen those written comments nor the comments made from then State of Wisconsin DOT.

Bjorkman had called Walworth County and talked to Matt Wiedensee to determine status of these proposals steps. Re-zone is done and recorded. But so far the CSM does not have approval from the majority of Bridle Wood Estates owners for an easement across their common elements for access to these proposed lots, there is no written maintenance agreement to take care of easement road, and no 50' wide ROW to serve two future homes also not shown. Walworth County will not touch this until all is in place.

Mr. Jurgens asked if we could give provisional approval.

Dave Held was very skeptical of such so was Al Bjorkman.

Another citizen, from Texas who owns a home to west in the Geneva Territory subdivision, commented he had not heard a thing about the prior re-zone. Bjorkman and Held commented that Walworth County sends out all the required notices for re-zones. They could check with that office to assure this was done and who was sent notices.

**Motion by Al Bjorkman, second by Dave Held to table this request until a full and accurate CSM can be brought showing and including an easement road maintenance agreement, written evidence of approval by the majority of Bridle Wood Estates owners granting the access easement, Town Engineer requirements, and any other required features, carried.**

BRIDLEWOOD ESTATES NORTH MOELTER ROAD ROADS UPDATE. A public hearing will be held at the County Zoning Agency at 530pm on 6/15/17 on this issue.

Considerable discussion on this issue with widely varying views over responsibility for gate and north Moelter Road improvements. A long history of promises and assumptions over this private road system.

No agenda for 7/4/17 meeting date, next scheduled meeting if any agenda is 8/8/17.

**Motion by Al Bjorkman, second by Dave Hill to adjourn at 8:01pm, carried.**

Respectfully Submitted,  
Alan W. Bjorkman  
Secretary