

TOWN OF LYONS PLANNING COMMISSION
Meeting MINUTES OF January 2, 2018

Meeting called to order by Dave Held at 7:31pm, official meeting notice and agenda read by Al Bjorkman. Prior to the formal meeting opening, Al Bjorkman mentioned the loss and health concerns facing the family of Dave and Karla Hill and to put them in your thoughts and prayers.

Planning commissioners present were Dave Held, Leonard Wardzala, Al Bjorkman, and Dick Houck, Dave Hill was absent. All 3 Town Board members Bill Henningfield, Bill Mangold, and Paul Thompson were also present along with 14 interested persons.

APPROVAL OF MINUTES

Motion by Leonard Wardzala, second by Al Bjorkman, to approve of the minutes of the 12/5/17 meeting as presented, carried.

PETITION FOR VARIANCE REQUESTED BY GARY AND PAT LANG FOR A 60 FOOT DRIVEWAY ENTRANCE WITH CULVERT AT 2147 KNOB ROAD, PARCEL #NA394500001.

Attorney Brian Wanasek presenting for Gary and Pat Lange. Lang's have purchased a property on the east side of Knob Road where they have and maintain horses. They feel the need to have a wider 60-foot (town ordinance allows 24 feet) entrance to accommodate larger horse trailers and other equipment. An engineering report was provided showing how it would look and suggesting this is what is required to make a wider driveway. Further, Knob Road has no shoulder to allow for a wide swing for a turn.

Dave Held questioned why, for many years farmers and others have brought all kinds of large equipment on and off parcels with the existing 24-foot opening. What is it now that suddenly we need this very wide drive when for years it worked for residents, farmers, and others? We are content with existing width and this has not seemed a problem until others from out of state move in and suddenly now it is a problem?

Dick Houck commented on this same point, that the existing width has never seemed a problem. Further, he was concerned that if this was approved it would set a precedent for any land users or farmer for requests of wider drive openings. Also, we had never had such a request from others and could not see what new reason was so compelling for this variance to be adopted. He also asked if the Lang's knew of the existing drive and width limitations when they bought the property. Gary Lang said that yes he knew this.

Leonard Wardzala commented in all his time on the commission there has never been a need or had we granted a wider opening than is now in ordinance.

One of the Lang's commented on a property to the south has placed a much wider drive opening apparently without approval.

Dave Held commented on so if they can break ordinance this is justification for this approval for you?

Some further back and forth on same issues.

Motion by Al Bjorkman, second by Dave Held, to recommend approval of a variance for a driveway width entrance expansion from 24 to 60 feet to the Town Board, 1 yes, 3 no, motion failed.

The following single discussion only item was added by Al Bjorkman in consultation with Dave Held on 2/2/18.

Discussion

PAUL GLANTZ, CEO OF EMAGINE ENTERTAINMENT MICHIGAN, REPORTING REGARDING PURCHASE OF SHOWBOAT CINEMA SITE AND REDEVELOPMENT FOR A NEW AND UPDATED THEATER ENTERTAINMENT COMPLEX BY AMENDING EXISTING B4 CONDITIONAL USE DUE TTO NEW OWNERSHIP.

Paul Glantz reporting. Emagine Entertainment has been in business since the 1990's and now operate theaters in three states. They have done several existing building remodels to modern theaters. He handed out pictures of a grocery store remodeling in Michigan for review. Whenever they consider entering a community they want to make sure they are sensitive to local issues and want feedback and input from Town leadership on the redevelopment of the Showboat site and facilities. He introduced several members of his organization that were in attendance. In the future, one person would be the local company representative.

In today's theater and entertainment market one cannot compete unless it done so well with such quality that patrons would rather come to the theater than stay home.

They desire to get this done and expedited soon as they want to be open for the summer season.

Al Bjorkman, to let them know of the steps in the process and answer any questions had met with the group out at the Showboat site for a brief time on Thursday, December 28, 2017 while the site was under contract. They have now closed on the property.

Dick Houck asked if they would be open for others uses than just movies. Answer was that they typically offer special events, children programs, birthday parties, etc. Also, the first opening is a Charity Grand Opening where a local charity is selected that sells the tickets and keeps the proceeds as way to connect to the community and develop their name locally.

While the current site has a beer and wine license they could not open unless they had a full liquor license. It was noted that this was possible as a full license was available now at a cost of \$10,000.00. Paul indicated that this was already in their budget and he was directed to contact Town Clerk Karla Hill about the application and process to get this approval.

Bjorkman indicated his two concerns were 1) the look of the exterior and that it be in concert with a lake/country/rustic look as was seen in the Grand Geneva resort entrance or Grand Wolf Lodge at the Wisconsin Dells. Quality landscaping also important as this is a bare wide-open site very visible from hi 12. Second, was a concern that they use lighting that did the best job of preserving the night sky, particularly to avoid 24 hr. security lighting that could easily be motion sensitive instead. He noted that parking lot lights could also follow this theme and be such that they waste as little

Upward into the sky. Certain wavelengths of lighting also are a factor and the architects certainly can investigate and incorporate this into the design.

Paul Glantz indicated they would be using LED lighting though out.

Cooperation and evidence of incorporation of these concerns in their site plan in the approval hearing would be greatly appreciated.

Leonard Wardzala concurred these two concerns (lighting and aesthetic/landscaping look) were his also.

Dave Held and Dick Houck indicated they were supportive of a renewal of this blighted site.

Bjorkman indicated that Walworth County indicated this would be an amendment to an existing B4 conditional use as it was only a new owner doing the same thing as the old owner.

Discussion of timing and upcoming meetings. Dave Held said any drawings and site plans by ordinance need to be to us 30 days in advance of the next hearing. Held and Bjorkman said if they had plans a week ahead that would be fine with them.

Paul Glantz asked to be put as an agenda action item on the February 6, 2018 Plan Commission meeting and the following February 12, 2018 Town Board meeting. If they were not ready they would ask for a postponement to the March 6 and 12, 2018 meetings.

Next meeting February 6, 2018.

Motion by Al Bjorkman, second by Dick Houck to adjourn at 8:17pm, carried.

Respectfully Submitted, Alan W. Bjorkman Secretary