TOWN OF LYONS PLANNING COMMISSION Meeting MINUTES OF
March 5, 2024

Meeting called to order by Dave Held at 7:30pm. The official meeting notice and agenda was read by Al Bjorkman. Planning commissioners present were Dave Held, (John Otten was absent), Leonard Wardzala, Jeff Block, and Al Bjorkman. Also present were all three Town Board members and eight interested persons.

Motion by Jeff Block, second by Al Bjorkman, to approve minutes of February 6, 2024 with meeting date change, carried.

Dave Held asked Al Bjorkman to read from an undated letter from the Town Clerk regarding the issues of this meeting. The clerk failed to note that the petitioners had not included any applications for a re-zone and conditional use they wanted considered. Neighbors had been notified. Clerk noted the petitioners were told the Plan Commissions may choose to table the items. Dave Held commented none of this met the 30 day deadline as per our Land Division Ordinance and that we just tonight received the applications and other final maps and documentation. On this basis alone none of this was in order for consideration. Bjorkman further noted the agenda has gone from 1 to 3 items and wondered what was the agenda posting requirement.

JOHN AND BETH SCHNAUBELT REQUEST APPROVAL OF A CERTIFIED SURVEY MAP FOR A FARM SEPARATIONS AT 6804 STATE ROAD KNOWN AS TAX KEY NLY800004A

Bjorkman gave considerable background on the entire agenda based on calls to Batterman Engineering and Walworth County zoning administrator Nick Sigmund. He also noted we did not have a wetland delineation report. He suggested of the 3 items the Farmland Separation seemed the most organized.

Considerable discussion.

Farm separation has a 5 acre limit in size and what was presented was 6.483 acre or too large by ordinance. An updated CSM indicated that only 4.370 acres was A1 zoning with the balance as 2.043 aces C4 and 0.070 acres as A2, thus meeting the farm separation ordinance.

Discussion of wetland delineation. Owner had stopped wetland delineation at the west farm separation line on the CSM due to cost.

Wardzala questioned why this had not been done as a full wetland certification of the farm separation might bring the A1 area larger than 5 acres and would have clarified where the wetland zoning C4 was on the CSM.

An updated CSM had been provided to Bjorkman by Batterman Engineering out of Elkhorn, Wi showing actual total zoning breakdown acreage of the farm separation and inclusion of a "no further division for 5 years" statement as per ordinance.

Bjorkman and Held did not think a full wetland delineation was necessary for the farm separation

CSM as having been on site and familiar with this property it is clear that the southern 2+ acres is clearly wet.

Owner then presented a larger map of the entire property showing much greater detail of the 11.89 acre C4 to C1 rezone being requested. Batterman Engineering had taken GPS information from the wetland delineation and placed on this map.

Commission did not have or had not seen this wetland report and felt it should have been included. Might excess rain and runoff make removing wetland zoning to A1 be a problem?

Owner said he would forward the 28 page wetland delineation to the Town Clerk to distribute to the Plan Commission.

Owner also referred to the conditional request for the balance of the farm separation. Bjorkman asked what specifically he wanted to build and in what location. Owner said this was all very preliminary with more detail and location to be decided. Bjorkman commented we need to see much more, at least some general locations and sizes of any future buildings.

Access to the remaining 2 parcels is through a substandard road across a culvert through a portion of the wetland and then onward as a 50' wide ROW to access both parcels.

Motion by Al Bjorkman, second by Jeff Block to recommend approval of proposed farm separation CSM to the Town Board, 3 yes, 1 no, carried.

JOHN AND BETH SCHNAUBELT REQUEST A RE-ZONE OF 11.89 ACRES FROM C4 TO A1 AT 6804 STATE RD 36, KNOWN AS TAX PARCEL NLY800004A.

JOHN AND BETH SCHNAUBELT REQUEST A CONDITIONAL USE PERMIT TO BUILD ON A PARCEL CREATED BY THE FARM SEPARATION AT 6804 N. STATE RD 36 AND KNOWN AS TAX PARCEL NLY800004A.

Motion by Al Bjorkman, second by Leonard Wardzala, to table the rezone and conditional use requests until we the wetland delineation and more detail on future structures is provided, carried.

No discussion items.

The next meeting is scheduled for Tuesday, April 2, 2024 at 7:30pm. Bjorkman will not be present at the April meeting.

Motion by Al Bjorkman, second by Leonard Wardzala, to adjourn the meeting at 8:14 pm, carried.

Respectfully Submitted,

Al Bjorkman, Secretary