TOWN OF LYONS PLANNING COMMISSION
Meeting MINUTES OF October 6, 2026

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, Al Bjorkman, Jeff Block, with Leonard Wardzala absent. Also present were all three Board members, and about 25 interested persons.

Motion by Jeff Block, second by Al Bjorkman to approve minutes of 9/8/26, carried.

MARIE ROBERS REQUESTS A CONDITIONAL USE PERMIT FOR A HUNT CLUB WITHOUT STRUCTURES ON 80 ACRES, AT 1594 HWY 120 SPRINGFIELD, KNOWN AS TAX KEY NYY00003, NVS000080.

Owner was not present. Dave Held asked commission if they wanted to move ahead without the owner present, group felt ok to consider and vote on this. Bjorkman commented that this was a long term use history but a complaint had been lodged regarding use of some R zoning next to Springfield. R zoning does not allow for this use. Owner had told Nick Sigmund they would adjust use to use only A1 and A2 zoned land.

Motion by Al Bjorkman, second by Jeff Block to recommend approval of this conditional use as presented to the Town Board providing it be only operated on A1 and A2 zoned property, carried.

<u>Discussion</u>

MARIO ESCOBAR TO DISCUSS REZONE OF 2611 SOUTH ROAD TO ALLOW FOR INDOOR CONTRACTOR STORAGE. OWNERS LUCIO ESCOBAR AND AUGUSTINA ARIAS, PROPERTY KNOWN AS TAX KEY NA415700002.

Considerable discussion and question and answer. Some concern about burning and stored piles of material. Owner said he is cleaning up the site. Numerous residents commented on how much better the site now looks.

Bjorkman commented on discussion with Nick Sigmund at Walworth County. The existing zoning does not allow for any contractor storage or operating a landscaping business in the R1 zoning district. Owner can erect an accessory

structure but it cannot be used for any contracting business storage or operation without a rezone to a category that would allow for a business. The Town could rezone but as this is already shown as a residential area in the adopted master land use plan, the land use plan would have to be amended to allow this use here. The prior owners had divided this property twice before and had at that time asked for a rezone to R1. Now this lot, the area to the east, and much of the surrounding land is now all under some form of residential zoning, R1, C2 or C3.

He cited two prior examples where owners began or continued a business without proper zoning or conditional use. In both cases the requests were turned down by the Town.

More discussion and generally most that spoke not favoring a re-zone. One resident asked if there was some way to do this without a re-zone.

Bjorkman commented he wished the owner had talked to Nick Sigmund at the county before the property was purchased. Unfortunately the owners real estate agent had not properly represented the viability of running a landscaping business in this zoning district.

Dave Held commented this was clearly an example of spot zoning.

The next meeting if there are agenda items is 11/3/26, election night.

Motion by Al Bjorkman, second by John Otten to adjourn at 8:12pm, carried.

Respectfully Submitted,

Alan W. Bjorkman

Secretary