



25000 Burlington Road, P.O. Box 249 Kansasville, WI 53139

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## TOWN OF BRIGHTON - PLAN COMMISSION MEETING MINUTES

May 3<sup>rd</sup>, 2023

Plan Commissioners present: Robert Pieroni, Susan Crane, Mark Schmidt, Deb Larson, Michael Marchuk

Excused: Jeremiah Hackbarth, Neil Lakomiak

The meeting was called to order at 6:00 p.m.

Robert Pieroni moved to approve minutes from 4-5-2023 Deb Larson-second, approved (5-0)

Unfinished Business:

1. Tabled from March: Results of concept meeting for: Proposed Conditional Use Permit requested by Nichole Smith (Owner) 22600-60<sup>th</sup> St, Bristol WI 53104 to operate an event venue and a Lot Line Adjustment Parcel #30-4-220-363-0112. Sue Crane, Ben Fiebelkorn (Kenosha Co. P&D) and Owner held a conference call. Discussion about allowable area of property (i.e. only inside, or some outside) needs to be confirmed with Andy Beuhler (Ken. Co. P&D) Awaiting report before further discussion or decision. **Item Remained Tabled**

New Business:

1. PUBLIC HEARING: **William & Rachel Taft**, 3911 288<sup>th</sup> Ave., Salem, WI 53168 (Owner), requesting a **rezoning** from A-2 General Agricultural Dist. to A-2 General Agricultural Dist. & R-1 Rural Residential Dist. on Tax Parcel #30-4-220-294-0401, located in the SE ¼ of Section 29, T2N, R22E, Town of Brighton. **Deb Larson moved to recommend approval to the Town Board, Robert Pieroni -second, approved (5-0)**
2. PUBLIC HEARING: **Dale T. Spoerlein** Rev. Trust, 25222 52<sup>nd</sup> St., Salem, WI 53168 (Owner), Rick Spoerlein, 25222 52<sup>nd</sup> St., Salem, WI 53168 (Agent), requests an **amendment** to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", to "Farmland Protection" & "Rural-Density Residential" on Tax Parcel #30-4-220-124-0120, located in the SE ¼ of Section 12, T2N, R20E, Town of Brighton. **Michael Marchuk moved to recommend approval to the Town Board based on recommended additions by planner Jeff Muenkel, Robert Pieroni -second, approved (5-0)**

3. PUBLIC HEARING: **Dale T. Spoerlein** Rev. Trust, 25222 52<sup>nd</sup> St., Salem, WI 53168 (Owner), Rick Spoerlein, 25222 52<sup>nd</sup> St., Salem, WI 53168 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., R-1 Rural Residential Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #30-4-220-124-0120, located in the SE ¼ of Section 12, T2N, R20E, Town of Brighton. **Michael Marchuk moved to recommend approval to the Town Board based on recommended additions by planner Jeff Muenkel, Robert Pieroni -second, approved (5-0)**
  
4. PUBLIC HEARING: **Dale T. Spoerlein** Rev. Trust, 25222 52<sup>nd</sup> St., Salem, WI 53168 (Owner), Rick Spoerlein, 25222 52<sup>nd</sup> St., Salem, WI 53168 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-124-0120, located in the SE ¼ of Section 12, T2N, R20E, Town of Brighton. **Robert Pieroni moved to recommend approval to the Town Board based on recommended additions by planner Jeff Muenkel, Michael Marchuk - second, approved (5-0)**
  
5. Informational- Jason Lawrence (owner) Property Division on Border of Brighton & Dover. Jason is the agent. Proposed private road to lead to four new parcels in Dover. Brighton and Dover share the existing driveway. There are remaining questions to consider regarding easement, right away, road maintenance, and a certified survey map. The Plan Commission has requested that the new private road remain solely in Dover, with access points to the road also remaining in the Town of Dover. Robert Pieroni abstained from any discussion on the topic.
  
6. **Deb Larson moved to Adjourn at 6:50 p.m., Micheal Marchuk-second, approved (4-0)**

Next regular meeting (as needed) is scheduled for Wednesday, June 7<sup>th</sup>, 2023

Respectfully submitted

Angela Axton, Clerk-Treasurer, Town of Brighton



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