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TOWN OF BRIGHTON-PLAN COMMISSION MEETING MINUTES

APRIL 5, 2023

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

Excused: Jeremiah Hackbarth, Michael Marchuk, Neil Lakomiak

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

Robert Pieroni moved to approve minutes from 3-1-2023 Mark Schmidt-second, approved (4-0)

UNFINISHED BUSINESS

1. Tabled from March: Results of concept meeting for: Proposed Conditional Use Permit requested by Nichole Smith (Owner) 22600-60th 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**
2. Tabled from March: Public Hearing: Brightonwoods Orchard, William H. Stone (Owner) 1072-288th Ave, Burlington WI 53105 requesting a Temporary Use Permit to host several events in the A-3 zoned portion of Parcel #30-4-220-083-0301. Robert Pieroni moved to un-table, Deb Larson-second, approved (4-0) Petitioner reviewed currently scheduled events for 2023 (TUP allows up to 6 one day events) Dates already set are 9-16-23, 9-24-23, 10-7 & 10-8-23. Potential for two other dates in July & August. Petitioner addressed the issue last year during a craft show with vehicles being parked on the road the 1st day. Event coordinator immediately corrected the issue for the 2nd day of the event and steps are in place to avoid a similar situation this year. **Robert Pieroni moved to recommend approval to the Town Board, Deb Larson-second, approved (4-0)**
3. Tabled from March: Informational: Calzada, Omar (Owner) 28343-41st St, Salem, WI 53168 requesting approval of a Temporary Use Permit to temporarily operate Rodeo events in the A-2 General Agricultural District on Parcel #30-4-220-294-0300. **As this is now a Public Hearing under New Business, Robert Pieroni moved to remove the item from the agenda. Deb Larson-second, approved (4-0)**

NEW BUSINESS

1. Public Hearing: Calzada, Omar (Owner) 28343-41st St, Salem, WI 53168 requesting approval of a Temporary Use Permit to temporarily operate Rodeo events in the A-2 General Agricultural District on Parcel #30-4-220-294-0300. Petitioner only has 2 events scheduled thus far for 2023: May 29 and July 4. Events will be calf roping, no bulls, no changes to format. Amplified music from 5-9 p.m. Entire event is Noon-10 p.m. Neighbor voiced concerns over volume of speakers. Mr. Calzada will work to place speakers in such a way as to reduce volume. Deb Larson moved to recommend approval to the Town Board, Robert Pieroni-second, approved (4-0)
2. Discussion: Planner Jeff Muenkel explained the point system for land division requests at a special meeting held 3-21-23. Petitioners will meet with Planner as needed before coming to the plan commission. Prepared point statements will then be presented to P.C. Cost of Planner to be paid by petitioner (approximately \$300) No motion made
3. Discussion: Shared driveways/easements. Item will appear as needed. No motion
4. Deb Larson moved to Adjourn at 6:35 p.m., Mark Schmidt-second, approved (4-0)

Next regular meeting (as needed) is scheduled for Wednesday, May 3, 2023

Respectfully submitted

Linda Perona, Clerk-Treasurer, Town of Brighton