



**Planning Commission Meeting
Thursday June 09th, 2016 @ 6:30 PM**

Bill Antti-Chairman

Alan Cornue-Village Trustee
Christopher Police
Scott Popenhagen (**Absent**)

Patrick Sherman
Jerad Smith (**Absent**)
Sandy Williams (**Absent**)

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:30 PM
2. **Approval of Minutes: May 12, 2016 Planning Commission Minutes**
On a Cornue/Sherman motion to approve the May 12th, 2016 Planning Commission Minutes, carried 4-0.
3. **Unfinished Business:** None
4. **New Business:**
 - a. **Public Hearing request on a rezone from M-1 (Industrial District) to B-2 (Highway Business District) has been submitted to the Village of Genoa City by Jason Marnin on behalf of Genoa City Real Estate Holdings, LLC, following described property: PARCEL #THBP00004 & THBP00005 Lots 4 & 5 Hornsby Business Park, Walworth County, Genoa City.**
A Sherman/Cornue motion to open the Public Hearing on a rezone from M-1 (Industrial District) to B-2 (Highway Business District) has been submitted to the Village of Genoa City by Jason Marnin on behalf of Genoa City Real Estate Holdings, LLC, following described property: PARCEL #THBP00004 & THBP00005 Lots 4 & 5 Hornsby Business Park, Walworth County, Genoa City; carried 4-0.
Resident Diana Wells on Gregory St asked what is going on with the property. Jason Marnin explained that it is an outpatient surgical center; same-day minor surgery facility that is being proposed, mostly Orthopedic surgeries with hours being 9-5 and possible hours on Saturday 7-Noon. They currently have a facility in Kenosha.
A Sherman/Police motion to close the public hearing; carried 4-0.
 - b. **Discussion and possible action on a rezone from M-1 (Industrial District) to B-2 (Highway Business District) has been submitted to the Village of Genoa City by Jason Marnin on behalf of Genoa City Real Estate Holdings, LLC, following described property: PARCEL #THBP00004 & THBP00005 Lots 4 & 5 Hornsby Business Park, Walworth County, Genoa City.**
Sherman asked if the area was mixed zoning. Village Engineer Foss stated that the zoning is proper with the BP across the street being B-2 and proper use for B-2 zoning.
A Sherman/Cornue motion to approve a rezone from M-1 (Industrial District) to B-2 (Highway Business District) has been submitted to the Village of Genoa City by Jason Marnin on behalf of Genoa City Real Estate Holdings, LLC, following described property: PARCEL #THBP00004 & THBP00005 Lots 4 & 5 Hornsby Business Park, Walworth County, Genoa City; carried 4-0.
 - c. **Public Hearing on a conditional use filed by Country Thunder East, LLC to propose use of structure of site in detail Primary for Vehicle Parking and festival camping in the same manner for the 2014 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District.**
A Sherman/Police motion to open the Public Hearing on a conditional use filed by Country Thunder East, LLC to propose use of structure of site in detail Primary for Vehicle Parking and festival camping in the same manner for the 2014 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District; carried 4-0.

Resident Diana Wells asked why the Agenda stated the 2014 Festival. Clerk Jurewicz stated that 2014 was what is on their application paperwork and that is what has to be stated on the agenda. A Sherman/Cornue motion to close the public hearing; carried 4-0.

- d. Discussion and possible action on a conditional use filed by Country Thunder East, LLC to propose use of structure of site in detail Primary for Vehicle Parking and festival camping in the same manner for the 2014 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District.**

Member Cornue asked Richard Baak if he was representing the owner. He stated that he was. Sherman asked Mr. Baak about the barn on the property and its use. Mr. Baak stated that the barn was not going to be used for a bar, only for hay.

On a Sherman/Cornue motion to recommend a conditional use to the Village Board by voting in the negative to subparagraphs 1-4 and in the affirmative to subparagraphs 5-7 filed by Country Thunder East, LLC to propose use of structure of site in detail Primary for Vehicle Parking and festival camping in the same manner for the 2014 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District; carried 4-0.

- e. Public Hearing to consider amending Zoning Ordinance 06-09-2016: Chapter 310 ZONING, regarding setbacks, on-site parking, driveways etc. of the Village Municipal Code.**

A Sherman/Police motion to open a Public Hearing to consider amending Zoning Ordinance 06-09-2016: Chapter 310 ZONING, regarding setbacks, on-site parking, driveways etc. of the Village Municipal Code; carried 4-0. Engineer Foss explained the changes. See Attached. A Sherman/Cornue motion to close the public hearing; carried 4-0.

- f. Discussion and possible action regarding amending Zoning Ordinance 06-09-2016: Chapter 310 ZONING, regarding setbacks, on-site parking, driveways etc. of the Village Municipal Code.**

Engineer Foss explained changes in detail. In attachment the changes are in red and future discussion are in yellow. Member Police asked about vision with ground signs. Foss stated that it was not a problem, and needs to be out of the right of way.

A Police/Cornue motion to amend Zoning Ordinance 06-09-2016: Chapter 310 ZONING, regarding setbacks, on-site parking, driveways etc. of the Village Municipal Code; carried 4-0. Member Sherman asked that we put the signs on future agenda.

Sherman/Police motion to adjourn at 7:20 PM; carried 4-1.

Attachments: Zoning Ordinance changes

William Antti; Plan Commission Chair

Claudia L Jurewicz; Clerk/Treasurer