



**Planning Commission Meeting  
Thursday May 11th, 2017 @ 6:30 PM**

**Bill Antti-Chairman**

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

**Scott Popenhagen**  
**Patrick Sherman**

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

**1. Call to Order/Roll Call**

**2. Approval of Minutes: April 13th, 2017 Planning Commission Minutes**

On a Cornue/Sherman motion to approve the April 13th, 2017 Planning Commission Minutes, carried 4-0.

**3. Unfinished Business: NONE**

**4. New Business:**

- a. **Discussion and possible approval of Architectural Review and Site Plan for Proposed Improvements at Brookwood Elementary School located at the corner of Freeman Street and Kossuth Street.**  
Bill Henry, Architect for Brookwood School project, gave a report on the project; see attached plan. He also talked about the new driveway access from Freeman St and the approval by Walworth County. All deliveries will be from Freeman St access. Lighting plan is available for approval by the village. President Antti asked about playground equipment being moved to a new location with additional equipment to the north along Sumner St. Engineer Foss went over his letter to Architect; see attached.  
A Sherman/Cornue motion to approve the Architectural Review and Site Plan for Proposed Improvements at Brookwood Elementary School located at the corner of Freeman Street and Kossuth Street conditional upon the Village Engineers final comments on the project; carried 4-0.
- b. **Public Hearing request on a rezone from SFR (Single Family Residential District) to P-1 (Park District) has been submitted by Anchor Baptist Church; applicant, on the following described property: PARCEL #TA466900001 VACANT LAND, N. Carter St; Walworth County, Genoa City.**  
A Sherman/Popenhagen motion to open the Public Hearing on a rezone from SFR (Single Family Residential District) to P-1 (Park District) has been submitted by Anchor Baptist Church, applicant, on the following described property: PARCEL #TA466900001 VACANT LAND, N. Carter St; Walworth County, Genoa City; carried 4-0. Pastor Rick Melvin, Anchor Baptist Church, reported that they have been renting the building on Sumner St since 2001. The building is no longer meeting their needs and need to move into a bigger facility with handicap accessibility. Karen Iwicki, 721 N Carter St asked what property they are talking about and talked about her concerns with the driveway on Carter St with more traffic. Ed Tobias, 554 N Carter St, asked what the intent is for the building. Pastor Melvin stated that the intent is for a church with no school. No more comments were made by the audience.  
Sherman/Cornue motion to close the public hearing; carried 4-0.
- c. **Discussion and possible approval of a rezone from SFR (Single Family Residential District) to P-1 (Park District) has been submitted by Anchor Baptist Church; applicant, on the following described property: PARCEL #TA466900001 VACANT LAND, N. Carter St; Walworth County, Genoa City.**  
Village Engineer Foss gave a history of the property being proposed for the rezone. Tripp owned the property when it was still eight parcels. Then Zicher, property, owner registered a CSM and combined it into one parcel and rezoned it into a single family residential property. Engineer Foss also reported on the flowing traffic on Carter St. after the road connection project is done. The slope of the hill for a driveway is an issue and he is recommending making the abandonment of the current driveway a condition of the rezone and making the driveway off of Bluebill Ln. in Hunters Ridge Subdivision. Pastor Melvin stated that they do not have an issue with this. He also reported that they currently have 45 members, one service on Sunday with Sunday School following and Wednesday night Youth meeting. They would like to build a 100-125 member sanctuary structure. Sherman asked the likelihood of this project; Pastor Melvin stated that they are very hopeful.

A Sherman/Cornue motion to approve of a rezoning from SFR (Single Family Residential District) to P-1 (Park District) has been submitted by Anchor Baptist Church, applicant, on the following described property: PARCEL #TA466900001 VACANT LAND, N. Carter St; Walworth County, Genoa City; carried 4-0.

- d. **Public Hearing on a conditional use filed by Ryan McGrath dba Performance Fireworks, applicant (David Laurine property owner). Proposed use of structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00097; State Hwy 12; Walworth County, Genoa City.**

A Sherman/Popenhagen motion to open the public hearing on a conditional use filed by Ryan McGrath dba Performance Fireworks, applicant (David Laurine property owner). Proposed use of structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00097; State Hwy 12; Walworth County, Genoa City; carried 4-0. David Laurine spoke about the request and gave a history of tents on both sides of street. He also talked about the tents in Bloomfield by Hernerø and the tent across the BP gas station. David also stated that he met with the Public Safety Committee earlier in the week to discuss a more permanent structure in the village for the future. No more comments from the audience. A Sherman/Cornue motion to close the public hearing; carried 4-0.

- e. **Discussion and possible action on a conditional use filed Ryan McGrath dba Performance Fireworks, applicant (David Laurine, property owner). Proposed use of structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00097; State Hwy 12; Walworth County, Genoa City.**

A Sherman/Cornue motion to table to the discussion and possible action on item (g); carried 4-0.

- f. **Public Hearing on a conditional use filed by Ryan McGrath dba Performance Fireworks, applicant (David Laurine, property owner). Proposed use of structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12; Walworth County, Genoa City.**

A Sherman/Popenhagen motion to open the public hearing on a conditional use filed by Ryan McGrath dba Performance Fireworks, applicant (David Laurine, property owner). Proposed use of structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12; Walworth County, Genoa City; carried 4-0. No comments were made. A Sherman/Cornue motion to close the public hearing; carried 4-0.

- g. **Discussion and possible action on a conditional use filed Ryan McGrath dba Performance Fireworks, applicant (David Laurine property owner). Proposed use of structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12; Walworth County, Genoa City.**

A Sherman/Popenhagen motion to remove table and combine (e) and (g); carried 4-0. Sherman asked Laurine, why does the village need two tents so close to each other. Ryan McGrath, Performance Fireworks, stated that it was for traffic reasons. After much discussion, it was decided that they would prefer one tent and it would be the property closest to the Illinois border.

On a Sherman/Popenhagen motion to deny a conditional use to the Village Board by voting in the affirmative to subparagraphs 1-4 and in the negative to subparagraphs 5-7 on a conditional use filed Ryan McGrath, dba Performance Fireworks, applicant (David Laurine, property owner). Proposed use of structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00097; State Hwy 12; Walworth County, Genoa City; carried 4-0.

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 on a conditional use filed Ryan McGrath, dba Performance Fireworks, applicant (David Laurine, property owner). Proposed use of

structure and/or site is to sell 1.4 g consumer grade - safe and sane fireworks such as snakes, smoke balls, sparklers, snaps, small fountains and sparkling wheels which is classified as being noiseless fireworks from a Canopy Tent on the following described property: PARCEL #TVGC00100; 219 State Hwy 12; Walworth County, Genoa City with dates of June 20 ó July 5, 2017 from 9:00 am ó 9:00 pm; carried 3-1.

- h. **Discussion only regarding Special Events Ordinance and Conditional Uses for Business Zoning.** Village Engineer Foss and Clerk/Treasurer Jurewicz reported on some of the issues with the events ordinance and businesses wanting to have more events and the principal and conditional use for business zoning. They also talked about getting processes from other communities and permit requirements. List of permitted uses should be updated for business zoning to change it so that a business just has to come before the board for a special events permit approval. Plan Commission is in agreement to go forward with the changes that need to be made to simplify the process.

**Sherman/Cornue motion to adjourn at 7:20 PM; carried 4-0.**

Attachments: Brookwood School Project Plans  
Village Engineer Comment Letter

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William Antti; Plan Commission Chair

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Claudia L Jurewicz; Clerk/Treasurer