

Town of Bristol Plan Commission Meeting
Bristol Municipal Building 19801 83rd Street, Bristol, WI 53104
Tuesday, February 23, 2010
7:00 p.m.
Minutes

1. The meeting was called to order by Chairman Scott Davis at 7:00 p.m. Commissioner's Colleen Fisch, Carolyn Kakuska, Patti Johnson, and Don Biehn were all present. Also present were Town Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Town Planner Pat Meehan and nineteen residents.
2. Approval of the Minutes:
A motion was made by Colleen Fisch and was seconded by Don Biehn to approve the minutes of the January 26, 2010 Plan Commission Meeting. The motion was carried unanimously.
3. Chairperson's Comments: None.
4. Citizen's Comments: None.
5. Unfinished Business: None.
6. New Business:
 - a. Consider for approval the request of SAG Kenosha Development LLC (Honda of Kenosha) 12180 77th Street, Bristol, WI 53104, Nate Sutton (Owner) requesting a Variance to construct wall signage for the facility that will exceed the maximum allowance of 200 sq. ft. for wall signage on tax parcel #35-4-121-121-0122. This property is part of the NE 1/4 OF NE 1/4 SEC 12 T 1 R 21 Town of Bristol, Kenosha County, Wisconsin. For informational purpose this property is located on the Northwest side of 77th Street and 120th Avenue. *A motion was made by Patti Johnson and was seconded by Don Biehn to recommend to the Town Board the approval of a Variance to construct wall signage for the facility that will exceed the maximum allowance of 425 sq. ft. for wall signage on tax parcel #35-4-121-121-0122. The motion was carried unanimously.*
 - b. Consider for approval the request of Susan and Alan Hyman 16140 Horton Rd., Kenosha, WI 53142 (Owners) requesting a Conditional Use Permit to install a residential wind turbine on tax parcel #35-4-121-342-0101. This property is part of the NE & NW 1/4 SEC 34 T 1 R 21 Town of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located on the North side of Hwy. CJ (Horton Rd.) and West of County Hwy. MB. *A motion was made by Patti Johnson and was seconded by Scott Davis to recommend to the Town Board the approval of a Conditional Use Permit to install a residential wind turbine on tax parcel #35-4-121-342-010 with the following conditions:*

- 1) *The plans must be approved and stamped by a licensed professional engineer*
- 2) *If the wind turbine becomes non-operational for a year or more it needs to be dismantled and the lower pegs need to be removed unless the turbine is being worked on. The motion was carried with 4 Ayes and 1 Nay (Biehn).*

Commissioner Biehn stated that he was uncomfortable with the Conditional Use Permit request and would like to have more input from the County on the request.

- c. Consider for approval the following proposed Amendments to the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance – Chapter 12, creating three new Zoning Districts; the AE-1 Agricultural Equestrian District, the B-94 Interstate Highway 94 Special Use Business District, the BP-1 Business Park District and one new Overlay District the TCO Town Center Overlay District, and amending the existing Planned Unit Development Overlay.

A motion was made by Patti Johnson and was seconded by Don Biehn and then was amended to recommend to the Town Board the approval of the Summary of Proposed Amendments to the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance – Chapter 12, creating three new Zoning Districts; the AE-1 Agricultural Equestrian District, the B-94 Interstate Highway 94 Special Use Business District, the BP-1 Business Park District and one new Overlay District the TCO Town Center Overlay District, and amending the existing Planned Unit Development overlay. In addition the removing of items 12.22-8 (c) 21, 28 & 30 and incorporating the recommendations of Meehan & Company, Inc. Memorandum dated January 30, 2010 and the recommendations in the memorandum of Kenosha County Planning and Development dated January 18, 2010. The motion was carried unanimously.

7. Next Plan Commission Meeting is scheduled for March 23, 2010.
Smart Growth Meeting March 2, 2010 with an Open House at 6:00 p.m. followed by a Public Hearing at 7:00 pm and Town and Village Plan Commission meetings.
8. A motion was made by Patti Johnson and was seconded by Colleen Fisch to adjourn the meeting at 8:00 p.m. The motion was carried unanimously.

Minutes submitted by,

Amy Klemko, Plan Commission Secretary