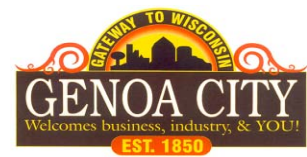




**Planning Commission Meeting
Thursday February 4, 2010 @ 7:00 p.m.**



Call to Order: Chairperson Barry Goad called the Planning Commission Meeting to order on Thursday February 4, 2010 at 7:00 PM at the Genoa City Village Hall, 715 Walworth Street, Genoa City, Wisconsin.

Roll Call
Barry Goad
Audrey Denecke-absent
Patrick Sherman
Bill Anti
Scott Popenhagen
David Burton
Mark Russell-absent

Approval of Minutes **January 7, 2010 Planning Commission Meeting minutes and the January 14, 2010 Special Planning Commission Meeting minutes.**

On a Sherman/Burton motion to approve January 7, 2010 Planning Commission minutes and the January 14, 2010 Special Planning Commission minutes as amended at request of Bill Anti, carried 4-0.

New Business: **Discussion and possible action regarding Quality Group, LLC Property Certified Survey Map.**

Brandon from Crispel-Snyder stated that everything for the CSM was in order. The CSM is changing to three lots; assisted living and independent living need to be separate lots according to Borst from Quality Group. Sherman/Burton motion to approve Certified Survey Map for Quality Group LLC development; carried 4-0.

Public Hearing for the purpose of considering any objections that may have been filed and to hear all persons desiring to be heard regarding to consider a rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for Quality Group, LLC Property commonly known as the Old Rest Area.

Motion made by Popenhagen/Burton to open Public Hearing for the purpose of considering any objections that may have been filed and to hear all persons desiring to be heard to consider a rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for Quality Group, LLC Property commonly known as the Old Rest Area; carried 4-0.

Eric Boxer, citizen, stated that it's a good project. A brief discussion ensued regarding the development. The commission went over the Developer process checklist. Borst asked about permits coming to building department and was told that was correct.

Anti questioned the plans for lot 3; not in the plans for now. Rezone is just for lots 1 & 2 per CSM.

Sherman/Popenhagen motion to close public hearing; carried 4-0.

Discussion and possible action regarding to consider a rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for Quality Group, LLC Property commonly known as the Old Rest Area.

Discussion ensued with Sherman asking about timeline. Borst explained that it will take several months for financing and approximately one year for construction for phase one. The commission glanced at building plans; just for fun.

Sherman/Popenhagen motion to recommend a rezone from A-1 (Agriculture District) to PUD (Planned Unit Development District) for Quality Group, LLC Property commonly known as the Old Rest Area for lots 1 & 2 per CSM; carried 4-0.

Motion made by Popenhagen/Burton to adjourn at 7:25 PM; carried 4-0.

Barry Goad; Chairperson

Claudia L Jurewicz; Treasurer/Deputy Clerk