



**Planning Commission Meeting
Thursday May 10th, 2018 @ 6:30 PM**

Bill Antti-Chairman

**Alan Cornue-Village Trustee
Scott Popenhagen**

**Mark Santner (Late-6:35)
Patrick Sherman**

**Jerad Smith
Sandy Williams (Late-6.33)**

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:30 PM
 2. **Approval of Minutes:** **April 12th, 2018 Planning Commission Minutes**
On a Sherman/Cornue motion to approve the April 12th, 2018 Planning Commission Minutes, carried 5-0.
 3. **Unfinished Business:** NONE
 4. **New Business:**
 - a. **Public Hearing on a conditional use filed by Country Thunder East, LLC to propose use of structure and/or site in detail area to be used for Vehicle Parking and festival camping on the dates of July 19 – 22, 2018 in the same manner for the 2017 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District.**

A Sherman/Cornue motion to open the public hearing for a conditional use filed by Country Thunder East, LLC to propose use of structure and/or site in detail area to be used for Vehicle Parking and festival camping on the dates of July 19 ó 22, 2018 in the same manner for the 2017 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District; carried 5-0.

Ivan Purnell, representing Country Thunder, was on hand for any questions regarding the event. He reported that the event is òbusiness as usual.ö

With no questions from the audience; a Sherman/Cornue motion to close the public hearing; carried 6-0.
 - b. **Discussion and possible action on a conditional use filed by Country Thunder East, LLC to propose use of structure and/or site in detail area to be used for Vehicle Parking and festival camping on the dates of July 19 – 22, 2018 in the same manner for the 2017 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District**

Sherman stated that he thought the event goes well every year. Chief stated that problems are òstatus quoö with fewer problems with alcohol coming off of the property, more security at the gates. Ivan stated that they had discussions at the Kenosha County meeting regarding implementation of the clear bag rule: everything in clear bags coming on the grounds.

A Sherman/Smith 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 and/or site in detail area to be used for Vehicle Parking and festival camping on the dates of July 19 ó 22, 2018 in the same manner for the 2017 Festival on the following described property: 40501 110th Street, known as: Shadow Hill Ranch; ZONING: B-2, Highway Business District; carried 7-0.
 - c. **Discussion and possible action regarding a CSM filed by David Schwartz; dba Genoa City BP LLC property owner for property located at 100 Elizabeth Ln. parcels TA267600001 and TA267600002.**

President Antti explained the recommendation from Board of Appeals. Wayne's Pizza would like to expand his business and add onto the building but there is not enough green space on the lot. If Genoa City BP combines their two lots into one, there would be enough percentage of green space to do so. Plan Commission agrees with the Board of Appeals that this makes the most sense.

A Smith/Sherman motion to approve the CSM filed by David Schwartz; dba Genoa City BP LLC property owner, for property located at 100 Elizabeth Ln. parcels TA267600001 and TA267600002 contingent upon final review and approval of the Village Engineer; carried 7-0.
- Sherman/Williams motion to adjourn at 6:45 PM; carried 7-0.**