



**Planning Commission Meeting**  
**Thursday February 14th, 2019 @ 6:30 PM**

**Bill Antti-Chairman**

**Alan Cornue-Village Trustee**  
**Scott Popenhagen**

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

**Jerad Smith**  
**Sandy Williams**

1. **Call to Order/Roll Call** Chairman Antti called the Plan Commission meeting to order at 6:32 PM
1. **Approval of Minutes: November 8th, 2018 Planning Commission Minutes**  
On a Sherman/Popenhagen motion to approve the November 8th, 2018 Planning Commission Minutes, carried 6-0.
2. **Unfinished Business:** NONE
3. **New Business:**
  - a. ***Public Hearing on a rezone from B-2 (Highway Business District) to SFR (Single Family Residential District) which has been submitted by Nettleton Development, LLC on the following described property PARCEL #TA121300003 VACANT Land on Walworth St, Genoa City, Walworth County.***  
Sherman/William motion to open the public hearing for a rezone from B-2 (Highway Business District) to SFR (Single Family Residential District) which has been submitted by Nettleton Development, LLC on the following described property PARCEL #TA121300003 VACANT Land on Walworth St, Genoa City, Walworth County; carried 7-0. Sue Miller, representative for Nettleton LLC spoke on behalf of the request for the rezone to sell the property for a new house. They would like to retain the right to keep the business zoning if the closing doesn't go through. Richard Bowman, 240 Walworth St (neighbor) commented about some water drainage issues in the past and would like to make sure this doesn't happen when any new construction happens on the property. Village Engineer Foss explained that in the past Nettleton moved some dirt around on the property and caused some drainage problems and the property sits higher than Bowman's. These issues have been rectified and have not been a problem since. There are no water issues now. After no more comments from the public, a Sherman/Smith motion to close the public hearing; carried 7-0.
  - b. ***Discussion and possible action on a rezone from B-2 (Highway Business District) to SFR (Single Family Residential District) which has been submitted by Nettleton Development, LLC on the following described property PARCEL #TA121300003 VACANT Land on Walworth St, Genoa City, Walworth County.***  
Member Sherman asked Attorney Gray about the contingency on the sale of the property that the owner is asking for. Attorney Grey stated that it can be done. Sherman stated that the rezone to SFR makes sense for that location. A Sherman/Cornue motion to rezone from B-2 (Highway Business District) to SFR (Single Family Residential District) which has been submitted by Nettleton Development, LLC on the following described property PARCEL #TA121300003 VACANT Land on Walworth St, Genoa City, Walworth County contingent upon the sale of the property, otherwise it stays B-2 zoning; carried 7-0.
  - c. ***Public Hearing on a Conditional Use Permit Application under 310.53 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 in the same manner for the 2018 Festival on the following described property 40501 110<sup>th</sup> Street ZONING: B-2; Highway Business District, Kenosha County.***  
A Sherman/Williams motion the go into public hearing on a Conditional Use Permit Application under 310.53 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 in the same manner for the 2018 Festival on the following described property 40501 110<sup>th</sup> Street ZONING: B-2; Highway Business District, Kenosha County; carried 7-0.  
No comments were made by the public. A Sherman/Smith motion the close the public hearing; carried 7-0.
  - d. ***Discussion and possible action on a Conditional Use Permit Application under 310.53 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 in the same manner for the 2018 Festival on the following described property 40501 110<sup>th</sup> Street ZONING: B-2; Highway Business District, Kenosha County.***

Member Sherman asked if the festival is the same as last year. Clerk/Treasurer Jurewicz stated that the paperwork stated that it is. A Sherman/Williams 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 in the same manner for the 2018 Festival on the following described property 40501 110<sup>th</sup> Street ZONING: B-2; Highway Business District, Kenosha County; carried 7-0.

- e. Public Hearing on considering amending CHAPTER 310 ZONING; ARTICLE V: Conditional Uses; ARTICLE VI: Traffic, Parking and Access; and ARTICLE VII: Modifications; sections of the Village of Genoa City Municipal Code.***

A Sherman/Smith motion to open the public hearing to consider amending CHAPTER 310 ZONING; ARTICLE V: Conditional Uses; ARTICLE VI: Traffic, Parking and Access; and ARTICLE VII: Modifications; sections of the Village of Genoa City Municipal Code; carried 7-0. Member Sherman asked if the zoning chapter was outdated and if we were in dire need to make changes. Engineer Foss reported that the zoning chapter needed some clean-up. There were comments from the public. A Sherman/Williams motion to close the public hearing; carried 7-0.

- f. Discussion and possible recommendation to approve Ordinance 02-14-2019 to amend CHAPTER 310 ZONING; ARTICLE V: Conditional Uses; ARTICLE VI: Traffic, Parking and Access; and ARTICLE VII: Modifications; sections of the Village of Genoa City Municipal Code.***

Discussion ensued regarding some formatting issues. Page 1 310-53 (A)(4) add Zoning Administrator; Page 8 310-63 ( E) delete paragraph; Page 11 Chart add Middle School and include verbiage regarding handicap parking stalls; Page 12 310-67 (B)(2) eliminate (2) in the first sentence; Page 13 310-67 ( E) change verbiage regarding use of storage tanks.

A Sherman/Cornue motion to recommend approval of Ordinance 02-14-2019 to amend CHAPTER 310 ZONING; ARTICLE V: Conditional Uses; ARTICLE VI: Traffic, Parking and Access; and ARTICLE VII: Modifications; sections of the Village of Genoa City Municipal Code with the changes discussed; carried 7-0.

**Sherman/Smith motion to adjourn at 7:03 PM; carried 7-0.**

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William Antti; Plan Commission Chair

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Claudia L Jurewicz; Clerk/Treasurer