

Village of Bristol Plan Commission Meeting
19801 83rd Street, Bristol, WI 53104
Tuesday, April 25, 2023
7:00 p.m.

Minutes

1. The meeting was called to order by Commissioner Ruth Atwood at 7:00 p.m..
Commissioner's Chris Leker, Kay Sharp, JoAnn Bolton, Scott Keefer, Joe Riegert and Bill Niederer were all present. Also present were Administrator Randy Kerkman, Plan Commission Secretary Amy Klemko, Village Planner Brianna Fiorillo, Renee Brickner and fourteen residents.
2. A motion was made by JoAnn Bolton and was seconded by Joe Riegert to approve the minutes for the March 28, 2023, Plan Commission meeting. The motion was carried unanimously.
3. Chairman's Comments: None
4. Citizen's Comments: None
5. Unfinished Business:
Discuss and consider for approval the request of Jon Tack 597 Midnight Pass, Antioch, IL 60002 (Applicant) and Juan Aldana 15901 Horton Rd., Kenosha, WI 53142 (Owner) for a Land Use Plan Amendment change from A-2 (General Agricultural District) to A-3 (Agricultural Related Manufacturing, Warehousing and Marketing District) and a Rezone from A-2 (General Agricultural District) to A-3 (Agricultural Related Manufacturing, Warehousing and Marketing District) on tax parcel #37-4-121-341-0310 PT of the West ½ of the Northeast ¼ of Section 34, Town 1 Range 21 East Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 15901 Horton Rd., Kenosha, WI.

A motion was made by JoAnn Bolton and was seconded by Chris Leker to take the unfinished business tabled from 10/25/22 off the table. The motion was carried unanimously.
 - a. Applicant Jon Tack gave an overview of the zoning change and comprehensive change being requested and prepared a detailed response to all comments given at the last meeting.
 - b. Village Planner Brianna Fiorillo provided a memo regarding the Comprehensive Plan Amendment, Zoning Map and Zoning Text Amendment and Site Plan Review, gave a full overview of the content and a recommendation was made. Questions presented were then answered.
 - c. Kendall DeRoo had questions regarding livestock sales, number of animals increasing on the property if not sold, fencing type and date of installation, location and size of the pasture and trailer parking.
 - d. Tyler DeRoo had questions regarding the number of parcels and increasing A-3 zoned properties in the Village, manure storage and purpose of having the Stallion on site.

- e. John Chatner had questions regarding ownership of the trailers and trailer types, storage of bedding, parking on the north and east side of the barn, landscaping plan and completion date, current and future manure handling operation, owner maintaining business insurance, process for new ownership of property, preparation of outline of conditions of approval, and recommendations for the Village of Bristol Planning Commission to consider prior to approval.
- f. Norman Clausen, owner of property to the west, stated he had no objection to what they are planning to do.
- g. Chris Leker had a question regarding fencing.
- h. Kay Sharp had questions regarding open land for the horses, and function/use of the arena.

A motion was made by Chris Leker and was seconded by Scott Keefer based on the Memorandum of GRAEF dated April 18, 2023 and the review of Strand dated April 18, 2023 Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** of the proposed Comprehensive Plan Amendment and subject to the following:

- 1. *All applicable Village of Board application and review fees shall be paid by the applicant; and*
- 2. *The Applicant shall address any other issues which other issues which are raised by any approving pr objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer and Village Planner.*

CONDITIONAL APPROVAL of the proposed Zoning Map and Zoning Text Amendment and subject to the following:

- 1. *The applicant shall provide a developer's agreement limiting the use of the property to Residential, Horse Breeding, and Training; and*
- 2. *Any changes to the use of the property shall be reviewed by and receive approval from the Plan Commission based on conformance with the Village Code of Ordinances; and*
- 3. *All applicable Village of Bristol application and review fees shall be paid by the applicant: and*
- 4. *The Applicant shall address any other issues which other issues which are raised by any approving pr objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer and Village Planner.*

CONDITIONAL APPROVAL of the proposed Site Plan Review Site Plan #'s 1 – 9, omitting #1, and subject to the following:

1. ~~The Applicant shall specify what type of cows they intend to hold on the property and for what purpose;~~ and
2. *The Applicant shall submit a landscaping plan with a landscape buffer only along the east side the property;* and
3. *The Applicant shall install fencing on the perimeter of the property prior to the introduction of a stallion;* and
4. *The Applicant shall revise the design of the proposed fence to align with established best practices for fencing;* and
5. *The Applicant shall submit a lighting plan;* and
6. *All applicable Village of Bristol application and review fees shall be paid by the applicant;* and
7. *The applicant shall address any other issues which are raised by any approving or objection authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer and Village Planner.*
8. *The Applicant shall show grain bins locations on site plan map;* and
9. *The Applicant shall show manure storage on site plan map.*

The motion was carried unanimously.

6. Public Hearing: None.

7. New Business:

Review and discuss the request of Ken Moore N1975 Birches Dr., Lake Geneva, WI 53147(Applicant) for a Site Plan Review on tax parcel #37-4-121-134-0225 PT SE 1/4 SEC 13 Town 1 Range 21 Village of Bristol, Kenosha County, Wisconsin. For informational purposes this property is located at 12660 Wilmot Rd, Kenosha, WI 53142.

- a. Ken Moore (Owner) of Cordeck gave an overview of his request.
- b. Village Planner Brianna Fiorillo provided a memo regarding the General Zoning & Land Division & Subdivision Application for a Site Plan Review Application and Site Plan, gave a full overview of the content and a recommendation was made. Questions presented were then answered.
- c. Kay Sharp had a question about the building height.
- d. Ken Moore agreed to the terms of the GRAEF Memorandum.

A motion was made by Chris Leker and was seconded by Scott Keefer based on the Memorandum of GRAEF dated April 18, 2023 and the review of Strand dated April 18, 2023 that the Plan Commission recommends to the Village Board the **CONDITIONAL APPROVAL** of the proposed Site Plan #'s 1-4 and subject to the following:

1. *The applicant shall submit a landscape plan including all required bufferyards; and*
2. *The Applicant shall submit a Natural Resources Protection Plan if it is determined that wetlands will be disturbed on the Subject property; and*
3. *All applicable Village of Bristol application and review fees shall be paid by the applicant; and*
4. *The applicant shall address any other issues which are raised by any approving or objection authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer and Village Planner.*

The motion was carried unanimously.

8. Next Plan Commission Meeting is May 23, 2023.
9. A motion was made by JoAnn Bolton and was seconded by Joe Riegert to adjourn the meeting at 8:10 p.m. The motion was carried unanimously.

Written by: Plan Commission Secretary Renee Brickner