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TOWN OF BRIGHTON - PLAN COMMISSION MEETING MINUTES

April 2nd 2025

The meeting was called to order at 6:00 p.m.

Public Hearings

a. **Public Hearing: BRIGHTONWOODS ORCHARD INC.**, 1072 288th Ave., Burlington WI 53105 (Owner), William Stone, 1072 288th Ave., Burlington WI 53105 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate multiple special events in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing Dist. on Tax Parcel #30-4-220-083-0301, Town of Brighton.

2. **Close Public Hearings.** – Chair Crane closed Public Hearings. **Robert Pieroni made motion to close public hearing, Deb Larson second, (6-0).**

3. Call to Order

4. Pledge of Allegiance

5. **Roll Call** -Plan Commissioners present: Susan Crane, Mark Schmidt, , Michael Marchuk , Neil Lakomiak, Deb Larson, Robert Pieroni

Excused: Jeremiah Hackbarth

Clerk: Angie Axton

Jeff Muenkel from Foth was Present as the Town Planner

6. **Approval of meeting minutes of 3-5-2025**– **Mark Schmidt** made motion to approve 3-5-2025 minutes, Neil Lakomiak second, approved (6-0).

7. **Public Comments** – Tony Marotta 30600 52nd Street, spoke to thank the Plan Commissioners for their time and diligence with recent meetings, and appreciates their dedication to the Town and the Residents.

8. New Business New Business

a. Discussion, Possible Action: **BRIGHTONWOODS ORCHARD INC.**, 1072 288th Ave., Burlington WI 53105 (Owner), William Stone, 1072 288th Ave., Burlington WI 53105 (Agent), requesting approval of a temporary use (Section III. S. 12.18.7-4: which states that it shall be unlawful to proceed with the operation, construction, installation, enlargement or alteration of a temporary use, as defined in this ordinance, without first obtaining approval from the Kenosha County Board of Adjustments) to operate multiple special events in the A-3 Agricultural Related Manufacturing, Warehousing and Marketing Dist. on Tax Parcel #30-4-220-083-0301, Town of Brighton. **William Stone explained at this time there are three planned events, likely in the fall; Farm to Table, Lions Club Car Show, Art Fair. The main question was regarding parking on the road and being sure the County will still supply the NO parking signs to prevent road parking. The Town will be alerted by July 31st as to the final dates of these three events as well as possibly three other events. Neil Lakomiak made motion to approve, Robert Pieroni second, approved (6-0).**

9. New Business

a. Discussion – Informational for Cory Harpe & Dustin Harpe regarding the Minic Property. Presentation from Jeff Muenkel at Foth describing that the Density Checklist does not allow this property to split, based on multiple factors, the commissioners agreed with him at this time.

10. Miscellaneous Business

a. Zirbel Petition Update (Withdrawn per Petitioner Written Request) Jeff at Foth explained that these agenda items were tabled in March, last week the Town received written request to withdraw these items from the agenda. If there is a reapplication then Zirbel would have to follow all protocols for timing for a Public Hearing.

b. Building Permits- Presented by Clerk

11. Deb Larson made motion to adjourn at 6:50 p.m. Michael Marchuk second, approved (6-0).

The Town requests persons requiring assistance to enable attendance and participation to provide at least 24hour notice.

Notices posted: Town Hall, Town Website www.brightonwi.org

Attest: Angela Axton Date: 04/02/25

Angela Axton, Clerk-Treasurer

Next regular meeting (as needed) is scheduled for May 7th, 2025

Respectfully submitted by Angela Axton, Clerk-Treasurer, Town of Brighton