

DRAFT

Village of Bristol Plan Commission Meeting and Public Hearing
Bristol Municipal Building 19801 83rd Street, Bristol, WI 53104
Tuesday October 22, 2024
7:00 p.m.

MINUTES

1. The meeting was called to order by Chairman John Boldt at 7:00 p.m.. Commissioner's Chris Leker, Kay Sharp, JoAnn Bolton, Ruth Atwood, Amy Klemko and Joe Riegert were all present. Also present were Administrator Randy Kerkman, Village Planner Dominic Marlow and Plan Commission Secretary Renee Brickner and 20 constituents.
2. A motion was made by Commissioner Atwood and seconded by Commissioner Bolton to approve the minutes of the September 24, 2024, Plan Commission meeting. The motion was carried unanimously.
3. Chairman's Comments:
Chairman Boldt stated we have two items on the agenda, one is a public hearing and if you wish to speak at the public hearing please come up and get the sheet to sign up on to speak. He indicated one item is an Energy Development Solar Farm and the other is a Certified Survey Map for the Boucher property.
4. Citizen's Comments: None.
5. Public Hearing:
The public hearing was opened at 7:02 p.m. on the request of OneEnergy Development LLC 10 Livingston Street, Suite 201, Madison, WI 53703 (Applicant/Developer) and Benjamin Pringle, 107 Apple Street, Turtle Lake, WI, Trustee of the Robert D. and Julia A. Pringle Trust (Owner) for a Conditional Use Permit for the Bristol Woods Solar Project on 28 acres of vacant land on tax parcel #37-4-121-224-0101 Part of the SE ¼ SEC 22 T1 R212 Village of Bristol, Kenosha County Wisconsin. For informational purposes this property is located north of 104th Street (County Hwy Q) and east of County Hwy MB.

Nolan Stumpf and Seamus Fitzgerald were present on behalf of OneEnergy Development LLC and indicated they were there to discuss the Bristol Ridge Solar Project.

Nolan Stumpf stated that OneEnergy Development is an independent developer of community scale energy projects indicating they both work out of their Madison office where they develop, engineer and construct in house solar projects throughout the Midwest. He stated that they are also a public benefit corporation pursuing profit and issue benefits to those people in the plant.

Seamus Fitzgerald stated that they have constructed 42 projects over the last 5 years which equates to about 150 watts of solar capacity. He stated there was approximately

7-13-90

16 projects last year which includes 4 projects for WE Energies and a portfolio of 10 project rural electric properties in the western part of the state with the nearest one to here in Silver Lake or in the Town of Wheatland. He stated that he met with the land owners, both Julia and Robert before they passed last year, and met with the entire family and they indicated it was their choice for the family to hold on to the land indicating that they are pursuing a lease and not purchasing stating he would be happy to speak to any of the land owners with the desire for this piece of property as well. **Nolan Stumpf** stated that one of the other aspects that is important is that this is an electrical infrastructure that is sited along the three phase distribution system without the normal utility poles you see on the side of your road that have three lines running across them stating that they can tap into the existing system by submitting the project location to the utility and they study the capacity at that location. He stated that sometimes that can be very costly which includes upgrades that are needed so we can not go ahead with that project. He stated that in this case was a favorable result and so the existing distribution system can easily accommodate this project. He stated this is a 6 mega lot project with the fenced area being about 26 acres including the access road we rounded it up to 28 acres of the 101 total acre parcel. He stated that the area to the north will continue to be farmed, and the three phased distribution lines will be run along County Hwy Q to the south. He indicated that some components of a solar project are the solar modules or panels which are bifacial panels meaning that the panels look the same on the front and the back and absorb sunlight from both sides which increases efficiency with reflection. He stated that the panels sit on top of a torque tube that is about 6 feet tall which allows the sun to be attracted as the tubes run north to south and the panels run east to west. He stated that steel I-Beams are spaced about 25 feet apart, go directly under the ground underneath the panels and tubes and end up being about 8 feet tall. He stated that the perimeter fence is an agricultural style fence similar to what you would see around an orchard which is about 8 feet tall and made of woven wire. He stated that the electrical inverters which convert the DC electricity to be converted by the solar panels into the AC electricity which is used in buildings. He indicated that the transformer is similar to what they use at a department store, school or a large commercial building which steps up the voltage to match what is already existing on the utility system that is located along the road. He stated the transformer is mounted on a steel skid and is driven with I-Beams into the ground. He stated that those two parts alone with the aggregate access drive are the only parts of the project that are not vegetated and surrounded by a buffer of aggregate that is required by the Natural Electric Safety. He indicated that the rest of the site is basically covered by permanent vegetation which has in the past included a pasture mix of sheep grazing. He stated that the plan for this project is to do a native pollinator prairie mix in which increases the water infiltration, improves the soil nutrients and also replaces the lost prairies over the years in the mid-west. He indicated that one of the reasons he likes doing this is it gives the students educational opportunities in which they did reach out to the Bristol school in this district and offered to do a panel donation for them as well as a monetary donation for them. He

indicated that a Solar Installer is one of the fastest growing jobs in the U.S. and they partner with local Wisconsin contractors. He asked anyone with additional questions to reach out to either of them as their contact information is on the screen.

Jim Eckhart stated that his main concern on this is how this property is going to be taxed. He indicated that as of now the property is taxed as farmland and it is a cut rate tax compared to anybody else. He used his house as an example stating that the value is \$315,000.00 for two acres indicating he pays \$5,000.00 for taxes. He stated that this parcel of 101 acres is also evaluated at \$316,000.00 and he pays \$5,500.00 for taxes. He indicated that if that land is taken out of agriculture and put it in to commercial or whatever it is going to be, asking whose responsibility is it going to be re-tax that property or will it continue to operate as agricultural.

Administrator Kerkman stated that it is still going to be zoned agricultural, but he is not sure about the rest and will have to find out from our Assessor.

Nolan Schumpf stated that he thinks the Village would like it to stay zoned as Agricultural sometimes the assessor due to a temporary use like this solar project will re-zone to commercial for the time period and typically will go back to agricultural and the remaining land is going to continue to be farmed.

Commissioner Atwood asked if they have met with the neighbors on this project.

Nolan Schumpf stated that yes, they met with the neighbors at the Pringle Nature Center a few weeks ago.

Jim Eckhart stated that he asked the same question there and really did not get an answer indicating that he does think it is proper for the land to stay agricultural tax wise when it has been that way all these years. He stated that he believes it should go to commercial or whatever it should be but I guess we have to contact the assessor to find out.

Bob Bounds stated that this particular project will almost end up in his backyard. He stated that just on the basic fact, he doesn't think anyone of you want to look at that in your backyard. He indicated that one of the neighbors brought up light pollution and whether or not this is going to reflect back stating he does not think they have an answer on that. He stated that he does not like the fact that federal money is going to pay for some of this, he understands that the State is not, but the feds are pushing for solar everywhere. He stated that they will tell you that this is intermittent power, and it will go out for days indicating that the gentleman that is not here but was at the meet and greet said that the derogation to the panels is 5% per year, which is 5% in ten years and 15 % in 30 years so there is 85 % and the lease is ending in 30 years. He stated that they also tell you it is ecological stating that he asked them if they have found a farmer that has farms through these panels, and they have not. He indicated that he thinks we all know that you are not going to put a corn row through there, you are not going to put a combine through there and people are not necessarily going to have their animals graze in there. He stated that they say this is safe, indicating it took us 50 years to find out transmission lines going over the schools is not a good thing. He stated that they also say they are recyclable, there are components in there that are not,

and the Federal Government does not have an answer for that. He indicated that those parts are the wafers used in every one of those panels stating that we have a waste product that they do not know what to do with. He stated that the number one producer on these is China, second one is Russia stating that he is not sure if there is going to be a bottleneck. He indicated there are also little inconveniences stating that they are going to hammer the posts into the ground for a short-term thing. He stated that there is arsenic, phosphorus and moron and all sorts of nasty things in the waivers indicating they are also temperature sensitive and when the warmer they get they become less efficient. He indicated that he does not know how this is going to help us in the long run as far as our electrical problems knowing that they have closed down two electrical plants in this general location in the midst of this going on. He stated that he understands that when the people spoke on Kwik Trip on the east side indicating that they did not like it, Kwik Trip listened and said it was not going to be built here.

Patty Johnson stated that she bought her property from Bob Pringle about 20 years ago, indicating they met with him and walked through this land. She indicated that Bob Pringle was a farmer, and he loved the land indicating that she could not believe in her heart that this is what he envisioned for this land twenty years later. She stated that she had thought about what he would think about this and what Bristol is known for which is natural and country. She stated that if you drive up Hwy 45 into Paris you will see all the fields full of solar panels which she described as an eyesore and stated that if that is what Bristol wants to be known for it is a sad situation. She stated that if this is the only one here in Bristol and it passes, asking what else will open up across the street when we set a precedence for this type of thing. She stated that they are not happy about it and does not believe any of the neighbors in the area are happy about it.

Joan Dunn stated that she and her husband own the own 10 acres across the street from Pringle Nature Center which they purchased approximately 10 years ago and there was a set of rules, covenants that we had to follow to create a nice, elegant look that they wanted in that neighborhood. She indicated that this started steamrolling after Mr. and Mrs. Pringle passed away approximately 6 months ago stating she is unsure of how they would feel about it. She indicated that all the neighbors that she has spoken with have no problems with electricity, stating she does not see a need for it and they don't want it as it is not going to be pretty to look at asking if any of them would want this in their backyard.

Keith Easter stated that he has been in the neighborhood for six months and exactly next to where the solar panels are going, indicating that he looked for a place out in the county for 3 years to find a home destination stating that they are spending a ton of money right now to make their home just how they want it. He stated there has been nothing better than waking up for the last 6 months in his room at the back of the house and seeing the sunrise from the east and all the cornfields out there blowing in the wind. He stated that it is a beautiful site, and he wants to keep looking at those beautiful cornfields indicating he does not want to wake up in the morning to look at solar panels. He stated that he just wanted to say his say as he loves it out here and he

is doing his best to fit in and it doesn't get any better. He stated he wishes he would have been here 20 years ago asking that the plan commission be honest with them and let them know what is going on.

The public hearing was closed at 7:29 p.m..

6. New Business:

a. Discuss and consider for approval the request of OneEnergy Development, LLC 10 N Livingston Street, Suite 201, Madison, WI 53703 (Applicant/ Developer) and Benjamin Pringle, 107 Apple Street, Turtle Lake, WI, Trustee of the Robert D. Jr and Julia A. Pringle Trust (Owner) for a Conditional Use Permit for the Bristol Woods Solar Project on 28 acres of vacant land on tax parcel # 37-4-121-224-0101 Part of SE 1/4 SEC 22 T1 R21 Village of Bristol, Kenosha County Wisconsin. For informational purposes this property is located north of 104th Street (County Highway Q) and east of County Highway MB.

Dominic Marlow went over the Conditional Use Permit review for a ground mountable solar facility indicating that the subject property is zoned A -1 which is Villages agricultural preservation district which intended to maintain, enhance and preserve agricultural land historically utilized for crop production and the raising of livestock. He indicated that on October 22, 2018, the Village of Bristol adopted an ordinance on solar access and solar energy systems to comply with the State Legislature's bill Sec. 66.0401 unrelated to local solar energy. He stated that ordinance included the definition of solar rays, solar collectors and solar farms to make them consistent within the Village limits. He indicated that the proposed development meets most closely the definition of raised farm which is an array of multiple solar collectors of ground mounted racks or poles that transmit solar energy and is the primary use of the parcel on which it is located. He stated that solar farms typically also serve off site uses. He indicated there are several uses for solar farms obtaining a Conditional Use Permit in which they have to comply with all the setback and height requirements for principal structures and they must receive a building permit based on the design of the facility and determined by the Building Inspector. He indicated they are required to provide records from WE Energies of their utility interconnection which they have done and received approval to connect to the larger grid system. He stated there are also dimensional standards to be complied with to receive a conditional use permit which include a minimum lot area, a street yard and side and rear yard with a maximum height of 35 feet and the raised poles can not exceed 8 feet. He stated there are no parking areas or employees to be staged on site. The applicant has indicated that there may be one or two people who visit the site once or twice each month for the purpose of inspections and minor maintenance. He stated the project meets all requirements for the A-1 district. He indicated that staff and plan commission can recommend additional base conditions to fulfill the intent of the zoning code in which staff recommended a vegetation buffer to provide visual impact and screening to the public of the right of way from CTH Q and the applicant agreed. He stated that their grading and storm water plans will be reviewed by the Village Engineer. He stated that the ultimate recommendation is for the Plan Commissioner to conditionally approve the Conditional Use Permit with conditions listed.

Commissioner Sharp asked how long the lease agreement is for.

Seamus Fitzgerald stated is a 30-year fixed with the possibility of two 10-year extensions.

Commissioner Sharp asked where the panel supply comes from.

Seamus Fitzgerald state that he is happy to have the opportunity to talk about that indicating that the panels used are approved by the Federal Government in America and not purchased in China or Russia.

Commissioner Sharp asked if there was any problem with glare on the roadways.

Seamus Fitzgerald stated the solar panels are designed to absorb the maximum amount of sunlight and not to produce glare. He stated that they attract the sun throughout the day so there is no angle that produces a glare.

Commissioner Sharp asked if there is any storage capabilities in the batteries asking if they are put right into transformers and interconnection and distribution cables in which the answer was no.

Commissioner Leker asked if they ever retro fit systems for battery storage or if they have any battery storage systems in which the answer was no.

Commissioner Sharp stated the other part she has issue with is the agriculture top agriculture stating there is a change in zoning but there is also a change in agriculture asking if the 72 remaining acres are always going to be farmed or are we going to see additional solar farms there.

Seamus Fitzgerald stated to the first part he stated that in Wisconsin 30% of our corn goes into ethanol today and not to make it too basic but ethanol is just concentrated sunlight and corn kernels that we extract in a complex chemistry indicating we are already using agriculture land heavily in the energy market here in Wisconsin. He indicated that he understands that this is a different type of energy than fuel direct electricity but stated they are very involved in that. He stated that they do have 151 acres that are grazed by sheep which is also a type of agricultural and he also thinks that the ground here with this type of mixture they are using here is going to cause so much water infiltration that it will be very close to our CRP program with no chemical storage or batteries on site and no runoff.

There was a discussion regarding the 72 acres that are left and the possibility of this project growing at some point.

Seamus Fitzgerald stated there is no potential for growth in the future.

Commissioner Atwood asked if she understood that these will be almost outdated shortly.

The answer was possibly stating that the way to look at it is when you purchase a solar project you are purchasing the amount of energy that will be produced from that project. He stated that 10 years ago the same size project would produce less energy but cost a little bit less money. He indicated that in 5 or 10 years the rate of panels increasing and the cost skyrocketing stating that a future project would be more efficient but the reason we are here today is because Wisconsin has zero coal and zero gas in its own boundary and utility companies produce the power for the cheapest price on the grid that they can. He stated that he is personally invested in this project indicating this is our grid and the reason they are doing this is because the utilities could provide quality energy from this project.

Commissioner Sharp stated that she feels they received a lot of technical information prior to the meeting, and she put a lot of stock in the public hearing indicating she has not heard anyone that is in favor of it.

Seamus Fitzgerald stated that he does think it is his turn to speak hearing things from Robert and Julia stating that to be clear he sat with Robert and Julia with all of their children and spouses at the nursing home and on their own volition making their own decision, the parents

signed the agreement telling their family that they did not want the family to sell the farm. He stated to be very clear, Robert and Julia signed release of their own volition indicating that unfortunately they cannot be with us as they have passed on, but they would like to speak in favor of this.

Commissioner Leker stated that if the family did not wish for it, you would not be here which is correct.

Commissioner Atwood stated that we do not have any family members here tonight.

Nolan Stumpf stated that it is correct as they chose him to represent them.

Chairman Boldt stated that they do have a document from the Pringle Trust that indicates that the family gave the developers the right to represent them.

Commissioner Leker asked what would happen if a storm came through.

Nolan Stumpf stated they have a lot of projects that have survived storms indicating that the projects are insured and any damage that would take place would be submitted to insurance, and it would be the responsibility of the developer to make repairs.

Commissioner Atwood asked if the project on Hwy 45 in Paris is their project in which the answer was no.

Commissioner Riegert asked if it is correct that this developer has done 30 of these projects in the last 5 years or so asking if any of them were sold off or taken over by anyone else.

Nolan Stumpf stated that it fluctuates from year to year, but he will say the once this project is constructed the only legal customer that can purchase the project is WE Energies.

Commissioner Atwood asked how the neighbors are at the other projects and if there are problems with the neighbors and good examples of solar projects.

Nolan Stumpf stated that they keep in touch with the neighbors to answer questions they may have, indicating they pride themselves on being good neighbors.

Seamus Fitzgerald stated that with that being said, he indicated that they understand change and it is an incredibly challenging dynamic to figure out where these projects are going to go and at the end of the day part of what they talk about with neighbors is if there is a black out in the future they would be the first places that would be back up and they say it is the cheapest way to provide power to the people on the grid.

Commissioner Leker asked if their lease is just for the property that the grid that the panels will be on, and the rest of the farm would still be maintained by the family to rent whomever they choose to in which the answer was yes.

Commissioner Leker asked Dominic to explain why this is a Conditional Use in an agricultural district.

Dominic Marlow stated that it is conditional use in all districts in the Village of Bristol per the ordinance that was passed in 2018 in which the state legislature required the Village of Bristol to pass that ordinance indicating that the exact details of the ordinance are not all required by state statutes. He stated there is some flexibility so the ordinance in its current form is what it was reviewed for. He further stated that in any zoning district in the Village of Bristol follows the same process, indicating there would just be standards for other districts. He stated the A-1 district is one of the least strict districts in the Village. He stated that Conditional Uses are now subject to evidence-based conditions, but you cannot deny listed conditional use without an evidenced based reason why it does not fit into your ordinances as written as you would be seen as treating properties unfairly compared to each other.

Dominic Marlow gave an example of that in that if you have a listed conditional use for a gas station because gas stations can bring a lot of issues and if you allow a gas station evidence

shows they pose a fire hazard so there are conditions as to how far away they have to be from buildings, and restrictions making sure there is proper access to the road and those conditions have to be applied to every single gas station in the same way across the Village based on those standards as they are evidence based and cannot be arbitrary.

Chairman Boldt asked about decommissioning in that he is assuming that you have lease agreement with the Pringle Trust with decommissioning in it.

Nolan Stumpf answered yes.

Chairman Boldt had a couple of questions on that asking if any of their projects have any decommissioning agreements with the municipality the project is in.

Seamus Fitzgerald stated all of them do.

Chairman Boldt asked what stands behind that agreement as a decommissioning of these facilities are not cheap.

Seamus Fitzgerald stated that part of being regulated WE Energies has to post the amount of money with the Public Service Commission and will be decommissioned by the Public Services Commission.

Commissioner Leker asked what would happen if you retained ownership and you went out of business.

Seamus Fitzgerald stated that he believes the performance bond would be used in that type of situation.

Chairman Boldt had a question about the I-Beams they drive in the ground asking if they pull them back out when they decommission or do you cut them off.

Nolan Stumpf stated they are pulled back out.

Trustee Leker stated he empathizes with you guys stating that his family farms and he does not like solar indicating it is a permissible use on agricultural land with a conditional use permit. He stated that Dominic has agreed in his recommendation he recommended we give them conditional approval. He indicated that he absolutely feels that the Pringle Family was on board with this or we wouldn't be here and that is a fact. He stated that it is still their land and so having said all that, he began making a motion.

A motion was made by Trustee Leker and seconded by Commissioner Bolton based on the submitted materials, memorandum of GRAEF dated October 15, 2024 and the review of Stand dated October 2, 2024 for **CONDITIONAL APPROVAL** of the request from OneEnergy Development LLC, (Applicant) for a Conditional Use Permit on tax parcel #37-4-121-224-0101, Village of Bristol, Kenosha County and State of Wisconsin, to include a Decommission Agreement with the Village and subject to the following:

- a. Outdoor storage is not permitted;
- b. The Applicant shall apply and receive approval for any proposed signs before installing signs on the Subject Property;
- c. Any and all technical deficiencies shall be corrected;
- d. All applicable Village of Bristol application and review fees shall be paid by the applicant; and

- e. The Applicant shall address any other issues which are raised by an approving or objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant to 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 by 5 Ayes and 2 Nays (Sharp & Atwood).

b. a. Discuss and consider for approval the request of OneEnergy Development, LLC 10 N Livingston Street, Suite 201, Madison, WI 53703 (Applicant/ Developer) and Benjamin Pringle, 107 Apple Street, Turtle Lake, WI, Trustee of the Robert D. Jr and Julia A. Pringle Trust (Owner) for a Site Plan Review for the Bristol Woods Solar Project on 28 acres of vacant land on tax parcel # 37-4-121-224-0101 Part of SE 1/4 SEC 22 T1 R21 Village of Bristol, Kenosha County Wisconsin. For informational purposes this property is located north of 104th Street (County Highway Q) and east of County Highway MB.

Dominic Marlow stated that use and dimensional requirements were already confirmed to conform in the Conditional Use section indicated there are no architectural design requirements applicable to the district. The proposed site plan is proposing an additional access point on to CTH Q with 2 gravel drives that are already there. He stated an additional 16 ft gravel drive 750 ft west of the T intersection of CTH MB which is lined with interconnect point. The connection is shown in green on figure 2 is proposed and the two existing connections are shown in yellow. He stated that the impact on permissible uses are primarily visual. He indicated that there is minimal grading proposed. He stated there is no parking lot proposed and the vehicle assessing the site will be using the staging areas. He indicated they are not proposing any outdoor storage or outdoor lighting. He stated a storm water permit will be required to be submitted to control sedimentation on the site and decommission is required restoring the land to predevelopment condition as part of the decommissioning agreement.

Dominic Marlow stated that they are recommending Conditional approval with the same conditions as the Conditional Use Permit except for the outdoor storage.

Emily Rowntree stated their review is pretty simple for a plan at this stage indicating that what needs to be addressed is the final engineering plan for Villages entering plan review indicating their comments should not impact on any faction.

Commissioner Sharp had a question under additional consideration and compatibility with uses on adjacent land.

Dominic Marlow stated that the Village ordinances do not include a definition of what constitutes compatibility so that would be up to a Judicial body to determine if it came to that indicating that the focus should really be focused on the use.

A motion was made by Commissioner Leker and seconded by Commissioner Bolton for **CONDITIONAL APPROVAL** of the request of OneEnergy Development for a Site Plan Review on tax parcel #37-4-121-224-0101, Village of Bristol, Kenosha County and State of Wisconsin based on the submitted materials, memorandum of GRAEF dated October 15, 2024 and the review of Stand dated October 2, 2024 and subject to the following:

a. The Applicant shall apply and receive approval for any proposed signs before installing signs on the Subject Property;

- a. Any and all technical deficiencies shall be corrected;
- b. All applicable Village of Bristol application and review fees shall be paid by the applicant; and
- c. The Applicant shall address any other issues which are raised by approving or objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant to 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 by 5 Ayes and 2 Nays (Sharp & Atwood).

c. Discuss and consider for approval the request of Professional Consultants, Inc., Chad Kemnitz, President, 133 Hill Street, Hartland, WI 53029, (Applicant) and Boucher Real Estate, LLC, Dan Nienhuis 4141 South 108th Street, Greenfield, WI 53228 (Owner) for a Certified Survey Map for Public Road Dedication on tax parcel # 37-4-121-121-0404, located PT NE 1/4 SEC 12 T 1 R 21 Village of Bristol, Kenosha County and State of Wisconsin. For informational purposes this property is located on 120th Avenue south of 77th Street, Bristol, WI.

Dominic Marlow indicated that this was a necessary step following the approval they received in June, 2023 because they need road access to the south between them and Subaru of Kenosha. He indicated they are dedicating a roadway which meets all requirements, stating that they are recommending approval.

Emily Rowntree stated the zoning and proposed uses are all according to ordinance indicating that they recommend including a mortgage certification in which can be addressed in a future submittal.

A motion was made by Commissioner Leker and seconded by Commissioner Klemko for **CONDITIONAL APPROVAL** of the request of Chad Kemnitz Boucher Real Estate, LLC (Applicant) and Dan Nienhuis (Owner) for a Certified Survey Map for Public Road Dedication on tax parcel # 37-4-121-121-0404, located PT NE 1/4 SEC 12 T 1 R 21 Village of Bristol, Kenosha County and State of Wisconsin based on the submitted materials, memorandum of GRAEF dated October 15, 2024 and the review of Stand dated October 2, 2024 waiving A, B and C and subject to the following:

- a. Any and all technical deficiencies shall be corrected;
- b. All applicable Village of Bristol application and review fees shall be paid by the applicant; and
- c. The applicant shall address any other issues which are raised by an approving or Objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the applicant to 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.

7. Next Plan Commission meeting is scheduled for November 26, 2024.

8. A motion was made by Commissions Bolton and seconded by Commissioner Klemko to adjourn the meeting at 8:17 p.m..

Respectfully Submitted,

Renee Brickner
Plan Commission Secretary

