

**Minutes of the Plan Commission Meeting
Jan. 18, 2016 at 5:30 p.m.
Village Hall Board Room**

Call to Order Plan Commission Chairman Burt McIntyre called the meeting to order at 5:30 p.m.

Roll Call Present: Plan Commission members President Burt R. McIntyre, Mike Berg, Randy Smith, Ellery Gulbrand, Jim Priewe, Bob Strazishar, Natasha Gwidt
Also (staff): Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

Approve Agenda N. Gwidt moved to approve the agenda. E. Gulbrand seconded. **The motion carried unanimously.**

Action on 11/16/15 Meeting minutes M. Berg moved to approve the minutes from the Nov. 16, 2015 Plan Commission meeting. R. Smith seconded. **The motion carried unanimously.**

**PUBLIC HEARING
CUP for Ton 80
Monopole tower**

D. Wiese discussed the request from Ton 80 Realty Services Inc. for conditional use approval to construct a 105-foot monopole tower with expansion to 160 feet on a portion of VH-464, Meadowbrook Park, access via VH-473 owned by the Village of Howard.

B. McIntyre opened the public hearing.

- Eileen Rogers, 2759 Brookview Drive, asked for clarification about the project location and said the village should be paid for the use of the land. She said she would like to see a secure fence around the project that
- Steve and Gwen Beno, 2805 Brookview Drive, said they are worried about the village “giving the park away.” They would like to see the tower placed somewhere else.

B. McIntyre closed the public hearing.

Eric Ludington, a representative of Ton 80, came forward to explain the project, which is being done on behalf of Verizon.

**ACTION on the
CUP for Ton 80**

E. Gulbrand moved to approve the conditional use for Ton 80 to construct a 105-foot monopole tower on a portion of VH-464 in Meadowbrook Park with the condition that decorative fencing (vinyl, plastic, stone, iron) surrounds the utility cabinets and infrastructure area in place of the proposed treated wood board. M. Berg seconded. **The motion carried unanimously.**

PUBLIC HEARING
PDD for 29 single-
Family units

D. Wiese discussed the request from Scott Sonnabend for final Planned Development District approval to create 29 single-family condominium units on approximately 8 acres of land located at the corner of Shawano Avenue and Westhill Drive, VH-502 and VH-502-2.

Joel Ehrfurth of Mach IV came forward to explain the project in detail.

B. McIntyre opened the public hearing.

- Jeff Taylor, 739 Pinecrest Road, submitted a petition from land owners within 500 feet of the project who are against the development. He also said he objects to this project going into a fully developed, single-family development with expensive homes on large lots.
- Kevin Durkin, 711 Westhill Drive, came forward to ask questions about the property cost and improvements. He encouraged the commission to consider the other property owners' wishes and to support a project more in line with the existing neighborhood.
- Chris Bongers, 842 Pinecrest Road, questioned the move of the detention pond so that it is visible from Shawano Avenue and said the project is a "bad use of 8 acres."

B. McIntyre closed the public hearing.

Scott Sonnabend, the applicant, came forward to answer questions from the commission. The commission discussed at length.

ACTION on the
Sonnabend PDD

N. Gwidt moved to approve the final PDD for Scott Sonnabend for the development of a condominium and single-family residential project on parcels VH-502-2 and VH-502 as proposed and with the condition two sections of split rail fencing are installed at the northeast property boundary. This is a recommendation to the Village Board for final approval on Jan. 25, 2016. E. Gulbrand seconded. **The motion carried 6-1 (No: R. Smith).**

PUBLIC HEARING
Brunette rezoning
Of VH-453

D. Wiese discussed the request from the Brunette Family Trust to rezone Parcel VH-453, near Riverview Drive and Lacona Court, from Residential Single Family (R-1) to Residential Multi-family (R-4).

B. McIntyre opened the public hearing.

- Gerald Schmidt, 521 Lacona Court, came forward to ask for more information about the approval process for rezoning.
- Steve Gilliame, 2275 Brick Drive, said he has owned his home for 40 years and enjoys his view of the woods and objects to apartment buildings in that area.
- Larry Robenhorst, 2256 Brick Drive, said he just moved to the neighborhood after leaving a community that had a lot of apartment buildings. He said he opposes the project.

- Marilyn Johnson, 517 Lacona Court, said her street is a very narrow, dead end street, and she's concerned about the impact a multi-family development will have on the existing residents.
- Greg Nelezen, 2261 Brick Drive, said there have been a number of recent problems on his street (drainage issues, narrow streets, school traffic, and parking), and he's worried about the impact a multi-family development will have on that neighborhood.
- Raymond Sobiesczyk, 539 Lacona Court, said there is only one way in and out of Lacona and no other options to add access to the north so adding a multi-family development will create a hardship.
- Reg Gillaume, 533 Lacona Court, said he is concerned with the existing drainage issues in the area and believes the project will make the situation much worse.
- Chad Jauquet, 2280 Brick Drive, echoed his neighbors' concerns about the impact to traffic and parking in the area.
- Jodi Kozloski, 2226 Riverview Drive, said she is against a multi-family project in the middle of a single-family neighborhood.

B. McIntyre closed the public hearing.

Tim Brunette, the applicant, came forward to explain his request to rezone the property and to give an overview of the project he is planning. The Plan Commission discussed in detail.

ACTION on rezoning
VH-453 R-1 to R-4

B. McIntyre moved to approve the rezoning of VH-453 from R-1 to R-4. J. Priewe seconded. **The motion carried 5-2 (No: N. Gwidt, E. Gulbrand).**

Future Agenda
Items/Other

None.

Adjournment

E. Gulbrand moved to adjourn. R. Smith seconded. **The motion carried unanimously, and the meeting was adjourned at 7:20 p.m.**

Leigh Ann Wagner Kroening
 Administrative Assistant