

**Minutes of the Plan Commission Meeting
June 20, 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, Ellery Gulbrand, Trustee Bob Strazishar, Natasha Gwidt, Jim Priewe, Randy Smith

Also (staff): Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

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

Action on 05/31/16 Meeting minutes N. Gwidt moved to approve the minutes from the May 31, 2016 Special Plan Commission meeting. R. Smith seconded. **The motion carried unanimously.**

**PUBLIC HEARING
Phillips Final PDD**

D. Wiese discussed the request from Doreen Phillips to rezone parcels VH-237-3, VH-236-1, VH-237-13, VH-237-14, VH-237-15 and VH-237-16 from R-5 Rural Estate Residential to a Final Planned Development District to construct a Single Family Residential development on a private drive.

B. McIntyre opened the public hearing. The following people spoke:

- Rick Nell, an attorney representing Donna and Robert Lytie and Rena and John Kyles, outlined a number of issues his clients have with the project, including the grade of the road, the timing of the new proposal, site drainage, building setbacks, and concerns with screening and fencing.
- Greg Belanger, 796 Canterbury Castle Lane, said he is worried about safety issues with the steepness of the driveway, a lack of a sidewalk in the project, and a lack of trees to buffer the road from his home.
- Kevin Durkin, 711 Westhill Drive, said the intersection at Westhill and Windover is extremely hazardous during the winter, and adding extra cars in an area with two steep roads is not a good idea.
- Robert Lytie, 822 Canterbury Castle Lane, said he is concerned about the steepness of the driveway and the impact on the environmentally sensitive area. He said the proposed project is substantially different than what is outlined in the village's plan for the area.
- Nancy Bergman, 870 Canterbury Castle Lane, said she bought her home with the understanding that a single-family home would be constructed on the lot next to her, not a road, a driveway, or a trail.

- Donna Lytie, 822 Canterbury Castle Lane, said she is disappointed that the project will interrupt the privacy that was the whole reason she purchased her home.
- Scott Luedke, 862 Canterbury Castle Lane, said the project is not in the best interest of the current residents, potential new residents, or the Village of Howard.
- Lisa Pederson, 940 Canterbury Castle Court, said the development is putting the village at risk by setting a precedent.
- Carolyn Brownell, 804 Canterbury Castle Lane, said she doesn't know of any other roads in the area that have such a steep road with homes at the bottom of them.
- Diane Clemens, 3350 Windover Road, said the proposed driveway is extremely hazardous.
- Kevin Durkin spoke again on behalf of his neighbors, the O'Neills, who will have a road within feet of their driveway, which they are not used to having.

B. McIntyre closed the public hearing.

Jodi Arndt Labs, the attorney representing the developer, came forward to outline the changes that have been made to the project in response to the neighbors' and Plan Commission's concerns, including changes in the location of the driveway access and layout of the lots, the grade of the road, safety enhancements to include the addition of a walking path, stormwater management, buffer zones for the neighbors, efforts to protect the ESA and natural areas, and the restrictive covenants that will assure the new homeowners maintain the integrity of the neighborhood.

The commission and staff discussed in detail.

**ACTION on the
Phillips Final PDD**

M. Berg moved to approve the rezoning of parcels VH-237-3, VH-236-1, VH-237-13, VH-237-14, VH-237-15 and VH-237-16 from R-5 Rural Estate Residential to a Final Planned Development District to construct a Single Family Residential development on a private drive with the following conditions:

1. Stormwater plan is approved by the Village of Howard Engineering Department.
2. The Declaration of Covenants and site plan are followed and constructed as submitted.
3. Utility easements are provided for the sanitary sewer and water.
4. A trail is constructed as shown around the proposed stormwater pond for pedestrian access to Canterbury Castle.
5. Civil engineering for the private road construction is approved by the Village of Howard Engineering Department.
6. Beam guard is required along any areas with a two-to-one slope.
7. A 50' to 75' landing is required at 2% (or flatter) at the driveway entrance.
8. Landscaping behind the beam guard (columnar Arbor Vitae every four feet at time of planting)
9. Maximum 10% road grade
10. Stormwater easements for the pond

11. Service easements for the garbage/recycling pick up, brush pick up, etc.
12. Sidewalk is required on one entire side of the road.

E. Gulbrand seconded. **The motion carried 6-1 (No: E. Gulbrand).**

**Site plan for
Quinlan Dental**

D. Wiese discussed the site plan for Quinlan Dental for a 1,015-square-foot building expansion at 2550 Glendale Ave. B. Strazishar moved to approve the site plan for the Quinlan Dental addition with the following conditions:

- Sec. 50-509. - Landscaping and green space regulations.
 - (1) A minimum of one shrub shall be required for every 3,000 square feet of lot area.
 - (2) A minimum of one tree shall be required for every 5,000 square feet of lot area. All proposed deciduous trees shall be a minimum of 1¾ inches in diameter and all evergreen trees shall be a minimum of 4 feet in height at the time of planting. Large maturing shade trees shall account for at least 50 percent of the total trees required.
 - (3) Landscape buffers (trees, hedges, plantings, berms or a combination thereof) shall be installed adjacent to and across from all residential areas.
- Sec. 50-511. - Parking, drive and loading area regulations.
 - (1) Curb and gutter shall be installed around the perimeter or boundary of all parking, drive and loading areas.
 - (2) A minimum of 10 percent of the surface area of all parking lots shall be landscaped with trees and shrubs.
 - (3) The overall height of light fixtures installed to illuminate parking lots and exterior grounds shall not exceed 30 feet or the height of the principal structure, whichever is lesser.
 - (4) Projected surface stormwater runoff rates upon project completion shall not exceed predevelopment rates.
 - (5) Sidewalks and pedestrian walkways shall be provided in all developments as an integral part of an overall circulation and transportation network.

J. Priewe seconded. **The motion carried unanimously.**

**Site plan for
Fortress Fence**

D. Wiese discussed the site plan for Fortress Fence to construct a 40' x 80' storage building at 1225 Lakeview Drive. E. Gulbrand moved to approve the site plan for the Fortress Fence storage building with the following conditions:

- (1) All new lighting will need to be 90-degree cut off.
- (2) A stormwater management plan needs to be approved by the Village of Howard Engineering Department.
- (3) Storage areas shall be maintained in an orderly and dust free condition
- (4) The storage building will be of the same color and style as the original building.

R. Smith seconded. **The motion carried unanimously.**

**Site plan for
Prevea Clinic**

D. Wiese discussed the site plan for Prevea Clinic for a 6,800-square-foot building addition at 2793 Lineville Road. M. Berg moved to approve the site plan for the Prevea building, contingent upon stormwater plan approval from the Village of Howard Engineering Department and a sidewalk connection provided to Lineville Road. B. Strazishar seconded. **The motion carried unanimously.**

**Sign plan for
Auto Aces**

D. Wiese discussed the site plan for a new pylon sign for Auto Aces, located at 3848 Velp Ave. E. Gulbrand moved to approve the site plan for the pylon sign at Auto Aces. N. Gwidt seconded. **The motion carried unanimously.**

**Final Plat of
Meacham's Crest**

D. Wiese discussed the Final Plat of Meacham's Crest. R. Smith moved to approve the final plat. M. Berg seconded. **The motion carried unanimously.**

**Final Plat of
Spencer's Crossing
Second Addition**

D. Wiese discussed the final plat for Spencer's Crossing Second Addition. N. Gwidt moved to approve the final plat. E. Gulbrand seconded. **The motion carried unanimously.**

**Future Agenda
Items/Other**

The commission discussed how the village enforces the contingencies that are enacted as part of project approvals.

B. Strazishar requested a future item regarding the approval process (or lack thereof) for wall signs.

Adjournment

J. Priewe moved to adjourn. M. Berg seconded. **The motion carried unanimously, and the meeting was adjourned at 7:41 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant