

**Minutes of the Plan Commission Meeting
Sept. 19, 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, Natasha Gwidt, Randy Smith, Jim Priewe, Trustee Bob Strazishar

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

Action on 08/15/16 Meeting minutes R. Smith moved to approve the minutes from the Aug. 15, 2016 Plan Commission meeting. N. Gwidt seconded. **The motion carried unanimously.**

PUBLIC HEARING

Signage at VH-265-1

Harley-Davidson

D. Wiese discussed the request for an additional 654.4 square feet of sign area at 1966 Velp Ave. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

ACTION on the

Signage at VH-265-1

B. Strazishar moved to approve the conditional use permit for an additional 654.4 square feet of signage at Vandervest Harley-Davidson, 1966 Velp Ave., with the following conditions:

1. The pole sign is limited to 50 feet in height as required by ordinance.
2. All setbacks are met.

E. Gulbrand seconded. **The motion carried unanimously.**

PUBLIC HEARING

VH-363-1-1

Rezoning R-1 to B-2

D. Wiese discussed the request from Eric and Jeff Nick to rezone Parcel VH-363-1 and the southeast corner of Parcel VH-363-1, located at 1170-1180 E. Deerfield Ave., from R-1 Residential Single Family to B-2 Highway Commercial.

Eric Nick, the applicant, came forward to explain the request in detail and answer questions from the commission.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

ACTION on the

Nick Rezoning

B. McIntyre moved to approve rezoning Parcel VH-363-1 and the southeast corner of Parcel VH-363-1, located at 1170-1180 E. Deerfield Ave., from R-1 Residential Single Family to B-2 Highway Commercial. M. Berg seconded. **The motion carried unanimously.**

PUBLIC HEARING

VH-79 Rezoning

B-1 to R-5

D. Wiese discussed the request from Otto Peters to rezone Parcel VH-79, located at 1730 Bayshore Drive, from B-1 Business to R-5 Rural Estate Residential.

Otto Peters, the applicant, came forward to explain the request in detail and answer questions from the commission.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

**ACTION on the
Peters Rezoning**

J. Priewe moved to approve the rezoning of Parcel VH-79, located at 1730 Bayshore Drive, from B-1 Business to R-5 Rural Estate Residential. N. Gwidt seconded. **The motion carried unanimously.**

Due to a gap in the time between public hearings, the commission skipped to Agenda Item #16

**Site plan for new
Pre-K to 12 school**

D. Wiese discussed the site plan for a proposed pre-K – 12 school on the 39.55 acres at Shawano Avenue, Fredrick Court, and STH 29 (Parcel VH-503 and VH-507-2). Melanie Parma, the architect for the project came forward to provide an overview, including the site layout, building floor plan, parking, outdoor spaces, and traffic plans. Ron Jung, the headmaster for Providence Academy, explained the school's current and projected enrollment numbers, transportation arrangements, and timeline for the project. Dave Chrouser of Mau & Associates discussed the potential impact on future residential development in the area and the plans for screening between the school and neighboring homes.

B. Strazishar moved to approve the site plan for a new school for Providence Academy with the following conditions:

1. A stormwater management plan is approved by the Village of Howard Engineering Department.
2. A public trail is dedicated near the existing snowmobile trail along the south border of the property along STH 29
3. Curb and gutter is used on the internal parking lots and intersections.
4. A sidewalk is added on Shawano Avenue

E. Gulbrand seconded. **The motion carried unanimously.**

PUBLIC HEARING

VH-53 Rezoning

A-1 to B-2

D. Wiese discussed the request from Robert and Kathleen McAllister to rezone the west nine acres of VH-53, located at 4501 Milltown Road, from A-1 Exclusive Agriculture to B-2 Highway Commercial.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

ACTION on Rezoning VH-53

B. Strazishar moved to approve the rezoning of 4501 Milltown Road from A-1 Exclusive Agriculture to B-2 Highway Commercial. M. Berg seconded. **The motion carried unanimously.**

PUBLIC HEARING CUP for Auto Land VH-747-B-750-1

D. Wiese discussed the request from Auto Land LLC to allow for a car dealership at 1475 Cornell Road, Suite E, VH-747-B-750-1. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

ACTION on the CUP For Auto Land

J. Priewe moved to table the item since the applicant was not in the audience to explain the request in detail. R. Smith seconded. **The motion to table carried unanimously.**

Site plan for McAllister Landscape

D. Wiese discussed the site plan for McAllister Landscape, located at 4501 Milltown Road. David O'Brien of Bayland Buildings came forward to explain the project. Craig McAllister, the applicant, explained his vision for the business and aesthetic details. M. Berg moved to table the item until the landscape and lighting plan are complete. B. Strazishar seconded. **The motion to table carried unanimously.**

Future Agenda Items/Other

None

Adjournment

J. Priewe moved to adjourn. N. Gwidt seconded. **The motion carried unanimously, and the meeting was adjourned at 7:02 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant