

**Minutes of the Plan Commission Meeting
Oct. 10, 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, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

**Action on 09/19/16
Meeting minutes**

R. Smith moved to approve the minutes from the Sept. 19, 2016 Plan Commission meeting. E. Gulbrand seconded. **The motion carried unanimously.**

**PUBLIC HEARING
Rezoning and CUP
VH-747-A-920-41**

D. Wiese discussed the two requests from Scott Flaeschel – the request to rezone VH-747-A-920-41 from R-1 Residential Single Family to B-3 Neighborhood Business and the request for conditional use approval to construct a 10-bed assisted living complex that would be roughly 5,357 square feet in size.

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

**ACTION on the
Rezoning**

M. Berg moved to approve the rezoning of VH-747-A-920-41 from R-1 Residential Single Family to B-3 Neighborhood Business. B. Strazishar seconded. **The motion carried unanimously.**

**ACTION on the
Conditional use**

B. Strazishar moved to approve the conditional use request to construct a 10-bed assisted living complex on Lineville Road with the following conditions:

1. A Stormwater Management Plan is approved by the Village of Howard Engineering Department
2. The Village of Howard Fire Department approves the ingress, egress and driveway access.
3. The materials of the proposed addition match the materials and colors of the existing building.

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

ACTION on the CUP

For Auto Land LLC

D. Wiese reported on the conditional use request from Auto Land LLC to allow for a car dealership at 1475 Cornell Road, Suite E, VH-747-B-750-1. The item was tabled at the Sept. 19, 2016 Plan Commission meeting.

Oleg Yakovenko came forward to explain the request and to answer the commissioners' questions about the business he will be operating at 1475 Cornell Road.

B. McIntyre moved to suspend the rules to hear from the audience. M. Berg seconded. *The motion to suspend the rules carried unanimously.* Ken Roper, 727 Fredrick Court, said he is concerned about the proper disposal of waste paint and oil from such a small operation. B. Strazishar moved to return to regular order. M. Berg seconded. *The motion to return to regular order carried unanimously.*

M. Berg moved to approve the conditional use request from Auto Land LLC to allow for a car dealership at 1475 Cornell Road, Suite E, for a two-year period and with staff-recommended conditions.

B. McIntyre seconded. **The motion carried unanimously.**

**Preliminary PDD
For Hidden Creek**

D. Wiese reviewed the request for Preliminary Planned Development District approval from Ryan Radue for Hidden Creek. Steve Bieda of Mau & Associates came forward to explain the project in detail, including the housing styles, projected home values, phases of development, street patterns, and trail connections.

B. Strazishar moved to approve the Preliminary Planned Development for Hidden Creek with the following conditions:

1. Trails in Wayne Williams Park are constructed by the developer in lieu of the sidewalk on only one side of the proposed streets.
2. The Village of Howard Engineering Department approves a stormwater management plan.
3. Need to fix the cul-de-sac alignment. It could be reversed to create a better offset (150' min.) or it should be aligned to Oliver.
4. Future Rainbow Court should be constructed as part of the development or outlots put in place so the proposed buyers of the lots on Rainbow Court won't have future assessments.

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

**Future Agenda
Items/Other**

None

Adjournment

E. Gulbrand moved to adjourn. N. Gwidt seconded. **The motion carried unanimously, and the meeting was adjourned at 6:27 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant