

**Minutes of the Plan Commission Meeting  
March 19, 2018 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, Jim Priewe, Mike Soletski, Natasha Gwidt

Excused: Ellery Gulbrand, Mark Semrau (alternate)

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

**The Commission recited the Pledge of Allegiance.**

**Approval of agenda** M. Soletski moved to approve the agenda. M. Berg seconded. **The motion carried unanimously.**

**Action on 02/19/18 meeting minutes** N. Gwidt moved to approve the minutes from the Plan Commission meeting on Feb. 19, 2018. R. Smith seconded. **The motion carried unanimously.**

**Site plan for Brown County Hwy Dept** D. Wiese reviewed the site plan for the Brown County Highway Department, 2198 Glendale Ave., VH-293. He explained that Village Attorney Bob Gagan confirmed the need for a site plan as Section 50-113 of the Village of Howard Municipal Code states that no development shall commence until the plans for such development have been reviewed for compliance by the Village. Development is defined in Section 50-6 of the Village Code as “the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; or any use or extension of use of land.” The land use proposed by Brown County is subject to this definition. Furthermore, Section 50-562 (11) of the Village of Howard Municipal Code states that asphalt plant manufacturing is a conditional use in the General Industrial (I-1) Zoning District. Therefore, this request must go to the Plan Commission for review and approval. Brown County may contend that it currently operates an asphalt plant at the location. However, that operation is currently a nonconforming use according to our ordinance. The expansion of a nonconforming use is prohibited pursuant to Section 50-288 of the Village of Howard Municipal Code. A conditional use permit is now required for this property if Brown County wants to expand its asphalt operation based on current Village of Howard ordinances.

Brown County Public Works Director Paul Fontecchio came forward to explain the county is not planning to expand the asphalt operation or building facilities, but is requesting site plan approval to expand the yard site to make room to store piles of top soil and other construction materials, as well as a new berm to buffer the neighboring residential lots.

M. Soletski moved to suspend the rules to hear from the audience. M. Berg seconded. *The motion to suspend the rules carried unanimously.* The following people spoke:

- Mark Brumlic, 908 Southern Cross Road, said the neighbors prefer the berm to buffer their homes from the site. He said he does have concerns about the height of the material piles and the aesthetic issues, as well as any potential contamination to the air and to the creek that runs through the area.
- John Hemmen, 452 Woodfield Drive, said he has concerns about the increased truck traffic around the quarry while people are using it during the summer.

M. Soletski moved to return to regular order. M. Berg seconded. *The motion to return to regular order carried unanimously.*

N. Gwidt moved to approve the site plan for Brown County Highway Department to expand the yard area for construction material storage piles and a berm at 2198 Glendale Ave., VH-293, contingent upon stormwater approval by the Village of Howard Engineering Department. R. Smith seconded. **The motion carried unanimously.**

#### **Site plan for Zepnick Solutions**

D. Wiese reviewed the site plan for a building addition at Zepnick Solutions, 1310 Brookfield Ave., VH-134-1-2. Jody Zepnick, the applicant, came forward to explain the project. M. Berg moved to approve the site plan for a 40' x 50' shop/storage building addition at 1310 Brookfield Ave. M. Soletski seconded. **The motion carried unanimously.**

#### **Preliminary Plat of Woodfield Estates**

D. Wiese reviewed the preliminary plat of Woodfield Estates. Steve Bieda of Mau and Associates came forward to explain potential uses for the outlot, as well as the vacant adjacent property. The commission discussed in depth. M. Berg moved to approve the preliminary plat of Woodfield Estates contingent on the identification of a trail easement and stormwater easement, as well as stormwater plan approval by the Village of Howard Engineering Department. J. Priewe seconded. **The motion carried unanimously.**

#### **Final Plat of The Cottages at Hidden Creek**

D. Wiese reviewed the final plat of The Cottages at Hidden Creek. The commission discussed. M. Soletski moved to approve the final plat of The Cottages at Hidden Creek. J. Priewe seconded. **The motion carried unanimously.**

#### **Final Plat of Century Estates 1<sup>st</sup> Addition**

D. Wiese reviewed the final plat of Century Estates 1<sup>st</sup> Addition. M. Soletski moved to approve the final plat of Century Estates 1<sup>st</sup> Addition. J. Priewe seconded. **The motion carried unanimously.**

#### **Final Plat of Woodland Ridge Reserve**

D. Wiese reviewed the final plat of Woodland Ridge Reserve. M. Berg moved to approve the final plat of Woodland Ridge Reserve, contingent on stormwater plan approval by the Village of Howard Engineering Department and a

stormwater easement along Lots 13, 14 and 11. B. McIntyre seconded. **The motion 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 6:29 p.m.**

Respectfully submitted,

Leigh Ann Wagner Kroening  
Administrative Assistant