

**Minutes of the Plan Commission Meeting
May 18, 2020 at 5:30 p.m.
Village Hall Board Room**

Call to Order B. McIntyre called the meeting to order at 5:30 p.m.

Roll Call Present: Plan Commission members Burt R. McIntyre, Mike Soletski, Randy Smith, Mark Semrau, Natasha Gwidt, Ellery Gulbrand, Daniel Kussow, and Jill McEwen (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. D. Kussow seconded. **The motion carried unanimously.**

Action on 03/16/20 meeting minutes E. Gulbrand moved to approve the minutes from the Plan Commission meeting on March 16, 2020. M. Soletski seconded. **The motion carried unanimously.**

Public hearing to Rezone VH-219-5, 3410 Glendale Ave. D. Wiese reviewed the request John and Karen Demerit to rezone 3410 Glendale Ave., VH-219-5, from R-5 Rural Estate Residential to R-1 Residential Single Family. B. McIntyre opened the public hearing.

Kerry McCaughn, 1042 Faversham Way, said she purchased the lot at 3390 Glendale Ave. because of the space between neighbors and the natural features in the area. She said allowing the rezoning in order for the construction of another home next to her lot will substantially reduce the appeal of it. Nobody else spoke. B. McIntyre closed the public hearing.

Randy Oettinger of Mach IV, which represents the applicant, explained the outlot uses.

Action on the rezoning request D. Kussow moved to approve the request to rezone 3410 Glendale Ave., VH-219-5, from R-5 Rural Estate Residential to R-1 Residential Single Family. E. Gulbrand seconded. **The motion carried unanimously.**

Public hearing to Rezone VH-26-3, 4501 Shawano Ave. D. Wiese reviewed the request from Christine Smith to rezone 4501 Shawano Ave., VH-26-3, from R-5 Rural Estate Residential to R-1 Residential Single Family. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

Action on the

rezoning request

M. Soletski moved to approve the request to rezone 4501 Shawano Ave., VH-26-3, from R-5 Rural Estate Residential to R-1 Residential Single Family. R. Smith seconded. **The motion carried unanimously.**

PDD at 3990 Evergreen Avenue

D. Wiese reviewed the request from Heat Properties LLC for Preliminary Planned Development approval for a condominium development for 14 new single-family residential buildings and one existing single-family residence, located at 3990 Evergreen Drive, Parcels VH-18-2 and VH-18-1.

Jon Leroy of Mau & Associates came forward to describe the project in detail, including how the layout of the development accounts for the wetland, pond, and other natural features in the area.

M. Soletski moved to suspend the rules to hear from the public. R. Smith seconded. *The motion to suspend the rules carried unanimously.*

Dave Suemnick, 4020 Linden Lane, said he's concerned about drainage issues that the new development will bring. He also said the existing neighborhood is large lots, so the higher-density development isn't a good fit and would result in spot zoning.

Steve Bieda of Mau & Associates said the project is less dense than a standard residential development. A cost analysis shows the project needs all of the planned units to be viable.

B. McIntyre moved to return to regular order. D. Kussow seconded. *The motion to return to regular order carried unanimously.*

The commission discussed. B. McIntyre moved to deny the request for Preliminary Planned Development approval for a condominium development. D. Kussow seconded. **The motion to deny carried unanimously.**

Bayside Motorsports Site plan

D. Wiese reviewed the site plan for a storage building at Bayside Motorsports, 1613 W. Deerfield Ave. Charlie Fleck, the owner of Bayside Motorsports, said the project includes construction of a secure storage building to house new store inventory. M. Soletski moved to approve the site plan for a new storage building at Bayside Motorsports, contingent upon approval of a stormwater management plan by the Village of Howard Engineering Department. D. Kussow seconded. **The motion carried unanimously.**

Lancaster Creek Estates final plat

D. Wiese reviewed the final plat of Lancaster Creek Estates. Jared Schmidt of Robert E. Lee & Associates, who represents the applicant, explained the changes to the outlots and lot sizes from the preliminary plat, as well as the easements that will be preserved for the Village of Howard. Staff and the commission discussed at length. N. Gwidt moved to approve the final plat of Lancaster Creek Estates, contingent upon the wetland area from the creek to

the meander line along Lots 17 and 18 being dedicated to the Village of Howard for conservancy, stormwater, and floodplain purposes and additionally confirming sanitary storm sewer utility easements and the straightening of lot lines on Lots 17-18. R. Smith seconded. **The motion carried unanimously.**

**Future Agenda
Items/Other**

M. Soletski asked for a report regarding the potential for a pedestrian and bike path to connect Glendale to Lineville from the area around the Duck Creek Quarry to include Riverview, Lakeview, Woodale and Cornell.

Adjournment

E. Gulbrand moved to adjourn. M. Soletski seconded. **The motion carried unanimously, and the meeting was adjourned at 6:44 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant