

**Minutes of the Plan Commission Meeting
June 18, 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, Ellery Gulbrand, Mark Semrau, Scott Beyer

Excused: Mike Soletski, Natasha Gwidt

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

The Commission recited the Pledge of Allegiance.

Approval of agenda R. Smith moved to approve the agenda. E. Gulbrand seconded. **The motion carried unanimously.**

M. Berg proposed to move up Items #11-13, the three site plans, before other New Business Items. M. Semrau seconded. **The motion carried unanimously.**

Action on 05/21/18 meeting minutes

E. Gulbrand moved to approve the minutes from the Plan Commission meeting on May 21, 2018. R. Smith seconded. **The motion carried unanimously.**

Site plan for 1601 Brookfield Ave.

D. Wiese reviewed the site plan for Mor-In Storage for building additions at 1601 Brookfield Ave. Jared Schmidt, a consultant for the project, came forward to discuss the details. M. Berg moved to approve the site plan with the following conditions:

- A stormwater management plan is approved by the Village of Howard Engineering Department.
- All lighting (currently noted as a wall pack) shall be 90-degree cut off. No glare.

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

Site plan for 2265 Salscheider Court

D. Wiese reviewed the site plan for Mor-In Storage for four mini-warehouse buildings at 2265 Salscheider Court. Jared Schmidt, a consultant for the project, came forward to discuss. E. Gulbrand moved to approve the site plan with the following conditions:

- A stormwater management plan is approved by the Village of Howard Engineering Department.
- All lighting (currently noted as a wall pack) shall be 90-degree cut off.
- Landscape plan as submitted.
- Any recycling and dumpster areas are screened from public view.

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

Site plan for Tender

Hearts, 300 Cardinal D. Wiese reviewed the site plan for a 10-room addition for Tender Hearts, located at 300 Cardinal Lane. David O'Brien of Bayland Buildings and Chris Goffard, the business owner, came forward to explain the project. R. Smith moved to approve the site plan with the following conditions:

- New parking lot to match existing parking lot.
- Building materials to match the existing building.
- Landscaping as permitted by ATC.
- A stormwater management plan is approved by the Village of Howard Engineering Department.

M. Berg seconded. **The motion carried unanimously.**

Public hearing to Rezone VH-747-26 D. Wiese reviewed the request to rezone the south 100 feet of VH-747-26 from I-5 Existing Industrial to R-1 Residential Single Family. B. McIntyre moved to open the public hearing. The following people spoke:

- Harnet Hammond, 2540 Elmhurst, asked for clarification of the impact, if any, to her neighboring property.
- Steve Bieda of Mau & Associates came forward to answer any questions about the project.

Action on request to Rezone VH-747-26 E. Gulbrand moved to approve the rezoning of the south 100 feet of VH-747-26 from I-5 Existing Industrial to R-1 Residential Single Family. M. Berg seconded. **The motion carried unanimously.**

Mini-warehouses as A conditional use in Industrial Zones D. Wiese and the Plan Commission members discussed at length the proposal to establish standards for conditional use approval of mini-warehouses in Industrial Zoning Districts. Al Williams, who owns property at the end of Russet Court, said changing how mini-warehouses are approved could affect the plans for his property.

M. Berg moved to eliminate mini-warehousing as a conditional use in the I-1 Industrial Zoning District and table action on establishing standards for conditional use approval of mini-warehouses in the I-3 and I-4 Industrial Zoning Districts. R. Smith seconded. **The motion carried unanimously.**

Future Agenda Items/Other R. Smith said he would like to be updated on any other state statute changes that affect zoning or planning in the village.

Adjournment E. Gulbrand moved to adjourn. M. Semrau seconded. **The motion carried unanimously, and the meeting was adjourned at 6:55 p.m.**

Respectfully submitted,

Leigh Ann Wagner Kroening
Administrative Assistant