

**Minutes of the Plan Commission Meeting  
July 20, 2020 at 5:30 p.m.  
Village Hall Board Room**

**Call to Order**

B. McIntyre called the meeting to order at 5:35 p.m.

**Roll Call**

Present (in person): Plan Commission members Burt R. McIntyre, Natasha Gwidt, Ellery Gulbrand, Daniel Kussow, Mark Semrau, Mike Soletski

Present (by phone): Randy Smith

Excused: 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. M. Semrau seconded. **The motion carried unanimously.**

**Action on 06/15/20 meeting minutes**

E. Gulbrand moved to approve the minutes from the Plan Commission meeting on June 15, 2020. M. Semrau seconded. **The motion carried unanimously.**

**PUBLIC HEARING  
Rezoning request  
for 3990 Evergreen**

D. Wiese reviewed the request to rezone 3990 Evergreen Drive, Parcels VH-18-1 and VH-18-2, from R-5 Rural Estate Residential to R-1 Residential Single Family. Jon Leroy of Mau and Associates, a representative for the applicant, explained the proposed single-family development of seven lots, including plans for stormwater management and changes to the existing pond. B. McIntyre opened the public hearing. The following people spoke:

- Jim Cherney, 3951 Evergreen Ave., said he objects to rezoning the parcels from R-5 to R-1 because most of the surrounding area is comprised of rural estate parcels. He said he's also worried that he and his neighbors will be forced to hook up to utilities for the benefit of one seven-lot development.
- Dave Suemnick, 4020 Linden Lane, who owns the lots immediately east of the property, said he has no objections to the development as long as Lot 1 of the project remains as large as it is shown on the proposal.

B. McIntyre closed the public hearing. The Plan Commission discussed.

**ACTION on rezone of 3990 Evergreen**

B. McIntyre moved to approve the request to rezone 3990 Evergreen Drive, Parcels VH-18-1 and VH-18-2, from R-5 Rural Estate Residential to R-1 Residential Single Family. D. Kussow seconded. **The motion carried 5-2 (No: N. Gwidt, M. Soletski).**

**Site plan for 1700**

### **E. Deerfield Ave.**

D. Wiese reviewed the site plan from Mike Barlament to construct contractor shops at 1700 E. Deerfield Ave. Mike Barlament came forward to explain his request to build warehousing for storage of goods, which is no longer allowed by ordinance in Howard. He said if the village insists the buildings can only be used for contractor use, then he'll abide by that and use the part of his property that's in Suamico to build units for storage of boats and other items. He said there is no water or sewer on that part of the property, and he has no plans to run it.

The commission questioned Mr. Barlament about building façade, fire protection concerns, and plans for winter maintenance of the private road that serves the development. Jon Leroy of Mau and Associates, a representative for the project, explained how the new proposal differs from the one that was brought in 2018 and how it complies with the village's ordinance. He also explained plans for stormwater management.

The commission discussed at length. N. Gwidt moved to approve the construction of large warehouses as proposed with the following conditions:

- A stormwater plan must be approved by the Village of Howard Engineering Department.
- All driveway pads in front of the buildings must be concrete or asphalt.
- The Howard Fire Department shall approve the ingress and egress of the private roadway.
- Each building shall have a two-toned metal or masonry façade.

E. Gulbrand seconded. **The motion carried 6-1 (No: R. Smith).**

### **Future Agenda Items/Other**

D. Wiese said he is continuing to gather information about residential parking regulations of other communities.

D. Wiese said the commission again should consider setback issues of R-5 parcels and likely should review lot widths and density of R-5 areas too.

D. Wiese said a site plan for a project on the former Farr's Grove property will be on the August agenda.

### **Adjournment**

M. Soletski moved to adjourn. E. Gulbrand seconded. **The motion carried unanimously, and the meeting was adjourned at 7:05 p.m.**

Leigh Ann Wagner Kroening  
Administrative Assistant