

**Minutes of the Plan Commission Meeting**  
**Aug. 17, 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 (in person): Plan Commission members Burt R. McIntyre, Natasha Gwidt, Ellery Gulbrand, Daniel Kussow, Mark Semrau, Mike Soletski, Randy Smith

Present (by phone): Jill McEwen (alternate)

Also (staff): Dave Wiese, Geoff Farr

**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 07/20/20 meeting minutes**

R. Smith moved to approve the minutes from the Plan Commission meeting on July 20, 2020. E. Gulbrand seconded. **The motion carried unanimously.**

**Site plan for BCS Supply addition**

D. Wiese reviewed the site plan for a proposed building addition at BCS Supply, located at 1510 Brookfield Ave. Dave O'Brien of Bayland Buildings explained that BCS has a new client and entire new product line, which require a substantial addition to the building.

E. Gulbrand moved to approve the site plan for BCS Supply with the conditions that all driveways and parking lots are paved with asphalt and that the stormwater management plan is approved by the Village of Howard Engineering Department. R. Smith seconded. **The motion carried unanimously.**

**Site plan for Allen Lee Investments**

D. Wiese reviewed the site plan for a new commercial building at VH-118-1, located in the 1600 block of Brookfield Ave., that would serve as an indoor soccer facility. Brandon Robaidek of Robert E. Lee & Associates came forward to explain the project in detail. The commission discussed at length, including building materials and aesthetics.

R. Smith moved to table the item. M. Semrau seconded. **The motion to table carried unanimously.**

**Future Agenda Items/Other**

D. Wiese updated that the Village Board has requested potential changes to the ordinance regarding off-street parking in residential areas. A public hearing has been published, and the item will be on the next Plan Commission agenda.

N. Gwidt asked for a status update regarding the potential to rezone areas near the future interchange. D. Wiese said there is a large proposed single-family home development in that area that would require some rezoning, so it would be timely to discuss the issue again before that moves forward.

**Adjournment**

R. Smith moved to adjourn. E. Gulbrand seconded. **The motion carried unanimously, and the meeting was adjourned at 6:08 p.m.**

Leigh Ann Wagner Kroening  
Administrative Assistant