

**Minutes of the Plan Commission Meeting
August 20, 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, Randy Smith, Ellery Gulbrand, Mark Semrau, Mike Soletski,

Excused: Mike Berg, Natasha Gwidt, Scott Beyer

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

**Action on 07/16/18
meeting minutes**

E. Gulbrand moved to approve the minutes from the Plan Commission meeting on July 16, 2018. R. Smith seconded. **The motion carried unanimously.**

**Public hearing and
action to amend the
Official Map**

D. Wiese discussed the state statutes regarding municipal platting and the benefits of adopting an Official Map in order to create road connectivity with new development. B. McIntyre opened the public hearing. The following people spoke:

- Dave Chrouser of Mau & Associates said he helped draft the proposed Official Map, which would replace the village's old plat book that doesn't factor in environmentally sensitive areas. He said the Official Map identifies those areas and provides a tool to promote road connectivity in newly developed areas.
- Thad Larson and Jodi Miller Larson, 3839 Evergreen Ave., asked for clarification on how the Official Map would affect property owners' rights to protest new roads and trails that are included in the map but would impact their properties. Specifically, they said the draft Official Map shows a road from Shawano Avenue to Evergreen Avenue that would run across the west side of their property, as well as trails that would surround the other sides of their property, surrounding their property by public access that will affect their home's value.
- Trustee Craig McAllister, 4407 Milltown Road, said the village needs to be considerate of the fact that adopting an Official Map will greatly limit property owner rights. He said there needs to be a balance between the village's need for connectivity in development and the rights of residents to use and protect their property.

Nobody else spoke. B. McIntyre closed the public hearing.

The commission discussed. R. Smith moved to approve the Official Map. B. McIntyre seconded. **The motion carried 3-2 (No: E. Gulbrand, M. Soletski).**

**Public hearing and
action for Russett
Court CUP**

D. Wiese reviewed the request from Al Williams for conditional use approval to construct mini warehousing at VH-159-5 and VH-159-6 on Russett Court. The applicant Al Williams came forward to explain the project in detail. B. McIntyre opened the public hearing. The following people spoke:

- A representative of Alpha Automotive said they have security concerns with mini-storage units at the rear of the property. He said they just spent \$15,000 on gated security fencing on the Velp Avenue side of their business, and they'd like to see perimeter fencing around the Williams property to prevent people from entering their property from that side too. Mr. Williams agreed.
- Josephine Kokoszka, owner of the property at 1362 Russett Court, said she objects to more mini-storage units in the area and is worried about people dumping garbage and other materials on her vacant property, as it is already a problem.

Nobody else spoke. B. McIntyre closed the public hearing.

R. Smith moved to approve the conditional use request to construct mini warehousing at VH-159-5 and VH-159-6 on Russett Court with the following conditions:

- The Village of Howard Engineering Department approves a stormwater management plan.
- All lighting fixtures are 90-degree cut-off box style.
- The Village does not have Land Use Controls for this industrial area for landscaping. However, staff would like to see some landscaping on the property to break up the site and long expanse of garage doors. Adding a decorative landscape feature near the end of Russett Court would be ideal.
- All wetland areas are identified, and proper permits are obtained if necessary.
- A culvert design is approved by the Village of Howard Engineering Department.
- Any recycling and dumpster areas are screened from public view.
- Asphalt shall be used for all driveways and lot areas.
- The applicant shall install a perimeter security fence around the project.
- The applicant shall seek site plan review for any future buildings on the property.

M. Semrau seconded. **The motion carried 4-0 (M. Soletski abstained.)**

**Site plan for 1700 E.
Deerfield Ave.**

D. Wiese reviewed the site plan for Mike Barlament to construct contractor shops at 1700 E. Deerfield Ave. He said contractor shops are a permitted use in the zoning district, but mini warehousing is not. The applicant came forward to discuss his plan for units, which he said would not have heat or water and primarily would be used for storage. The commission discussed. R. Smith moved to table the item until a more specific site plan is drafted. E. Gulbrand seconded. **The motion to table carried unanimously.**

Future Agenda

Items/Other

D. Wiese is still working on conditional use standards for mini warehousing in the industrial zoning districts.

Adjournment

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

Leigh Ann Wagner Kroening
Administrative Assistant