

Minutes of the Plan Commission Meeting
Sept. 17, 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, Mike Berg, Ellery Gulbrand, Mark Semrau, Mike Soletski, Natasha Gwidt

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 08/20/18 meeting minutes E. Gulbrand moved to approve the minutes from the Plan Commission meeting on Aug. 20, 2018. R. Smith seconded. **The motion carried unanimously.**

Public hearing and action to rezone

VH-20-3: R-5 to R-1 D. Wiese discussed the request to rezone VH-20-3, the property near Mills Center Park that is currently owned by the Howard-Suamico School District. Wade Micoley is negotiating to purchase the property from the district to build a single-family subdivision and is requesting to rezone the property from R-5 to R-1. Wade Micoley, the applicant, came forward to explain the project in detail.

B. McIntyre opened the public hearing. Anthony Reedy of 4701 Glendale Ave. said he owns 2.5 acres, has plans to split his property into single-family lots too, and will need to know how the proposed street named Jerome Way will run along his property. Nobody else spoke. B. McIntyre closed the public hearing.

M. Berg moved to approve the rezoning of VH-20-3 from R-5 to R-1. E. Gulbrand seconded. **The motion carried unanimously.**

Preliminary Plat of Howard's Crossing

D. Wiese discussed the preliminary plat of Howard's Crossing. E. Gulbrand moved to approve the preliminary plat of Howard's Crossing with the following conditions:

- The Village of Howard Engineering Department approves a stormwater management plan, and stormwater can be accommodated at Mills Center Park.
- The road pattern is realigned to allow access to the existing Jerome Way.

- The lots on the southern end of the plat are realigned with Mitchell Way.

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

Public hearing and action for ice maker at Family Video

D. Wiese reviewed the request from Mike Kohne for conditional use approval to allow an ice and water dispenser at Family Video, located at 2598 Glendale Ave., VH-282. The applicant came forward to explain the project. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

M. Soletski moved to approve the conditional use for an ice and water dispenser at Family Video, 2598 Glendale Ave., with the following conditions:

- The new vending machine is located adjacent to the principal structure.
- All new lighting for the site is 90-degree cutoff or shoebox style.

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

Sinclair Construction Site plan VH-118-1

D. Wiese reviewed the site plan for Ronald Sinclair Construction for a 4,800-square-foot building at 1640 Brookfield Ave. The Plan Commission discussed the proposed building's design and aesthetics. E. Gulbrand moved to table the site plan. R. Smith seconded. **The motion to table carried unanimously.**

Site Plan for VH-570 Building addition

D. Wiese reviewed the site plan for Total Service Development for a building addition at 1718 Velp Ave., VH-570. E. Gulbrand moved to approve the site plan with the following conditions:

- The applicant shall build exactly as the south elevation is shown in the plan.
- If needed, a stormwater management plan is approved by the Village of Howard Engineering Department.
- All driveway areas and parking lots are paved with asphalt within a year.
- All lighting for the site shall use fixtures that are 90-degree cutoff.
- A combination CSM is needed to combine the parcels.

N. Gwidt seconded. **The motion carried unanimously.**

Future Agenda Items/Other

D. Wiese will be bringing back the item regarding conditional use standards for mini warehousing in the industrial zoning districts.

N. Gwidt asked for an update on village-funded developments.

N. Gwidt suggested putting together regular reports of Plan Commission approved projects so the commission knows how many new subdivisions, site plans, conditional uses, rezonings, plats, and other projects are occurring each year.

Adjournment

R. Smith moved to adjourn. N. Gwidt seconded. **The motion carried unanimously, and the meeting was adjourned at 6:22 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant