

**Minutes of the Plan Commission Meeting
Sept. 21, 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, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

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

Action on 08/17/20 meeting minutes

R. Smith moved to approve the minutes from the Plan Commission meeting on Aug. 17, 2020. D. Kussow 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., which was tabled at the August Plan Commission meeting. Brandon Robaidek of Robert E. Lee & Associates said the revised site plan addresses the commissioners' concerns with building aesthetics by adding windows to the building and other features to the façade.

E. Gulbrand moved to approve the site plan for a new commercial building at VH-118-1 with the following conditions:

1. If needed, a stormwater management plan is approved by the Village of Howard Engineering Department.
2. All driveway areas and parking lots are paved with asphalt within a year.
3. A landscape plan is submitted with trees and shrubs that are planted at a ratio of 8 trees per acre and 14 shrubs per acre.

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

**PUBLIC HEARING
Salvage yard license
For Johnny Junk**

D. Wiese reviewed the salvage yard license application for Johnny Junk at 2201 Badgerland Drive, VH-721. Ryan Graff, an attorney for the new owner Burrows Midwest, said the company is family-owned but professionally run and employs attorneys, certified public accountants, and environmental engineers. Eric Burrows, one of the owners, explained how vehicles are processed in the building and then sent for recycling. He said the number of parked vehicles on the lot will be minimal.

B. McIntyre opened the public hearing. Nobody else spoke. B. McIntyre closed the public hearing. The Plan Commission discussed. Mr. Burrows answered questions regarding hazardous chemical processing and disposal, runoff issues, operating hours, and noise concerns.

**ACTION on the
Salvage yard license
application**

E. Gulbrand moved to approve the salvage yard license for Johnny Junk at 2201 Badgerland Drive, VH-721, with the following conditions:

1. No merchandise, equipment, etc. will be stored outside the fenced area.
2. Salvage yards shall be completely enclosed by a solid (opaque) wall or fence at least 8 feet in height, including solid entrance and exit gates.
3. The Howard Fire Department shall approve the storage of hazardous materials on site.

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

**PUBLIC HEARING
Jacobs Property
rezoning**

D. Wiese reviewed the request to rezone parcels VH-34, VH-34-1, VH-28-1 and VH-29-2 from R-5 Rural Estate Residential and A-1 Exclusive Agriculture to R-1 Residential Single Family and Planned Development District to allow for the development of 169 single-family residential lots on the Jacobs Property. The project coincides with the extension of the utilities as part of the VV interchange project and also includes a stormwater detention pond.

Wade Micoley, the developer and applicant, came forward to review the proposed single-family development that necessitates the rezoning. He showed the sample homes and explained that the narrow lots will be similar to the Stone Meadows subdivision.

B. McIntyre opened the public hearing. Steve Pamperin, 2875 Shade Tree Court, said he has concerns with a subdivision that has lots that are less than 80 feet wide. He said he also would like to see pedestrian and bike connections between the subdivisions in the area. Nobody else spoke. B. McIntyre closed the public hearing.

**ACTION on the
request to rezone
the Jacobs property**

M. Soletski moved to approve the request to rezone parcels VH-34, VH-34-1, VH-28-1 and VH-29-2 from R-5 Rural Estate Residential and A-1 Exclusive Agriculture to R-1 Residential Single Family and Planned Development District to allow for the development of 169 single-family residential lots. R. Smith seconded. **The motion carried unanimously.**

**PUBLIC HEARING
Rezoning VH-56**

R-5 to R-1

D. Wiese reviewed the request from River City Realtors to rezone parcel VH-56 from R-5 Rural Estate to R-1 Residential Single Family. Joel Ehrfurth from Mach IV Engineering came forward to explain the proposed Crescent Hills Subdivision, which necessitates the rezoning.

B. McIntyre opened the public hearing. The following people spoke:

1. Monica Hoff, 3701 Evergreen Ave., said she is concerned about the impact of the development to Lancaster Creek because the plat shows the backyards stretching all the way to the creek. She said the village should require a conservancy barrier along all the waterways to protect them from pesticide and fertilizer runoff from the yards that abut them.
2. Ron Rentmeester, 3853 Shawano Ave., said the new road in the development will go directly across from his home. He's concerned about the headlights from the traffic shining into his house, but otherwise doesn't object to the project.

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

ACTION on request to rezone VH-56

R. Smith moved to approve the request to rezone parcel VH-56 from R-5 Rural Estate to R-1 Residential Single Family. E. Gulbrand seconded. **The motion carried unanimously.**

Preliminary Plat of Crescent Hills

D. Wiese reviewed the Preliminary Plat of the Crescent Hills Subdivision. R. Smith moved to approve the Preliminary Plat with the following conditions:

1. The connecting road shall be moved two lots to the south to provide access to VH-225 (Bonnie Krause.)
2. Vacation of Troy Street and relocating the driveway for VH-225 (Bonnie Krause) to the new stub street.
3. Trail connections through the conservancy areas and the powerline need to be provided.
4. An agreement for a storm water management area that would be regionalized on VH-228 (Paul Krause property).
5. A conservancy easement shall be deeded to the Village of Howard along Lancaster Creek and the associated tributary.

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

PUBLIC HEARING Community Church Rezoning VH-452-4

D. Wiese reviewed the request from Green Bay Community Church to rezone parcel VH-452-4 from R-2 Residential Single-Family Duplex by Subdivision to B-1 Business.

Mark Ashley, a representative of the Green Bay Community Church, came forward to explain the request to rezone. He said the land is a resource that the church has, and the goal is to be a good steward of the property, develop it in a way that aligns with the church's values, and use the lease money to support the mission of the church. He said the church will maintain ownership of the property so that it has full control of the type of tenant that will lease it.

B. McIntyre opened the public hearing. The following people spoke:

1. Gretchen Berg, 580 Baleshare Road, said she is adamantly opposed to rezoning the property for business use and especially for any business that has apartments above it because it will reduce her property values.
2. Kasey Keup, 2529 Turnbury Road, said she built her home because it was in the middle of a residential area next to a church and the YMCA. She said she's concerned about rezoning to B-1 because the potential uses that are outlined in that zoning district do not belong next to a residential area.
3. Chase Griffin, 2586 Prestwick Place, said his home is located directly adjacent to the church property, and he's adamantly opposed to the development because it will increase noise, traffic, and hazards to children in the area. He said he will incur the added expense of putting up a privacy fence.
4. Trudi Griffin, 2586 Prestwick Place, said since she bought her home in 2015, she's already experienced the increased noise and traffic from the Village Center development. If the church property also develops, they'll have noise and traffic on three full sides of their property.
5. Steve Carmody, 2567 Lance Street, said he opposes rezoning to B-1 because there are no other businesses on that side of the street.
6. Maggie Adams, 520 Baleshare Road, said she has a special needs child who now can safely navigate the neighborhood, but he and other children will be at risk if development intrudes directly into the residential area.
7. Bob Piechota, 2573 Lance St., said he is against the rezoning.
8. Melissa Brockman, 537 Baleshare Road, said the best part of her neighborhood is that it's a private residential development with 37 homes and two ends with cul de sacs. She said it doesn't make sense to add a business to the mix.
9. Trustee Ray Suennen, 2563 Turnbury Road, said he's received several calls from residents who are opposed to rezoning the property at all, but especially to B-1. He said the proposal is inconsistent with the development on the east side of Cardinal Lane, and it would change the character of the community.

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

Mr. Ashley came forward to address the concerns that were mentioned. He said access to the development will be directly from the church's driveway, which would keep the traffic on the church property. He said the plans for the building and potential users are still in the works.

**ACTION on request
to rezone VH-452-4**

E. Gulbrand moved to deny the request from Green Bay Community Church to rezone parcel VH-452-4 from R-2 Residential Single-Family Duplex by Subdivision to B-1 Business. D. Kussow seconded. **The motion to deny carried unanimously.**

Public hearing for

CUP amendment
Velp - Elmwood

D. Wiese reviewed the request from Duquaine Development for conditional use amendment to construct four buildings instead of five buildings for a total of 92 units on all of Parcel VH-389-1 and part of Parcel VH-408-6, located at 2111 Velp Ave. (2000 block of Elmwood Court).

Jon Leroy of Mau and Associates, which represents the developer, came forward to explain the need to amend the conditional use plan to work around the newly identified wetland pattern.

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

Action on the CUP
amendment

E. Gulbrand moved to approve the conditional use amendment to construct four buildings instead of five buildings for a total of 92 units on all of Parcel VH-389-1 and part of Parcel VH-408-6, located at 2111 Velp Ave. (2000 block of Elmwood Court). M. Semrau seconded. **The motion carried unanimously.**

PUBLIC HEARING
Amending Code
Sec. 50-1179 (4)

D. Wiese discussed the Village Board recommendation to amend Sec. 50-1179 (4) Surfacing to remove crushed stone or gravel as an equivalent hard surface for off-street parking in residential areas. The item was published for a public hearing and is now moving forward starting with the Plan Commission as action for an ordinance amendment.

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

ACTION on the
parking surface
amendment

R. Smith moved to recommend amending Sec. 50-1179 (4) Surfacing to remove crushed stone or gravel as an equivalent hard surface for off-street parking in residential areas. E. Gulbrand seconded. **The motion carried unanimously.**

Site plan for Nsight
Communication

D. Wiese reviewed the site plan for Nsight Communication, located at 5475 Glendale Ave., VH-49. Pudge Schuh of Schuh Construction described the proposed new building that will be used for warehousing and will be similar in design to the existing building. Bob Mach of Mach IV Engineering said the entire building will be masonry, and they have no problem with the staff recommendations.

N. Gwidt moved to approve the site plan for Nsight Communication, located at 5475 Glendale Ave., VH-49 with the following conditions:

1. All lighting shall be recessed or 90-degree cutoff
2. Number of trees required will be 8 trees per acre and 14 shrubs per acre as noted in the existing Brookfield Industrial Park Covenants.
3. Landscape screening of the propane tank and well.

4. A stormwater plan approved by the Village of Howard Engineering Department.

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

**Site plan for
Folkman Inc.**

D. Wiese reviewed the site plan for Folkman Inc., located at 1530 Cornell Road, VH-747-B-774. Neil Van Boxtel of Badgerland Buildings, which represents the applicant, came forward to explain the project.

B. McIntyre moved to approve the site plan for Folkman Inc. at 1530 Cornell Road, contingent on a stormwater plan being approved by the Village of Howard Engineering Department, the screening of any garbage/recycling containers, and screening of outside storage with a fence if necessary.

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

**Future Agenda
Items/Other**

None.

Adjournment

M. Soletski moved to adjourn. E. Gulbrand seconded. **The motion carried unanimously, and the meeting was adjourned at 8:30 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant