

Minutes of the Plan Commission Meeting
Oct. 26, 2020 at 5:00 p.m.
Village Hall Board Room

Call to Order

B. McIntyre called the meeting to order at 5:06 p.m.

Roll Call

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

Excused: Mike Soletski, Jill McEwen (alternate)

Also (staff): Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

Approval of agenda

R. Smith moved to approve the agenda. D. Kussow seconded. **The motion carried unanimously.**

Action on 09/21/20 meeting minutes

E. Gulbrand moved to approve the minutes from the Plan Commission meeting on Sept. 21, 2020. D. Kussow seconded. **The motion carried unanimously.**

Public hearing to rezone Jacobs land

D. Wiese reviewed the request to rezone VH-34, VH-34-1, VH-28-1 and VH-29-2 from R-5 Rural Estate Residential and A-1 Exclusive Agriculture to Final Planned Development District.

B. McIntyre opened the public hearing. Ann Schrader, 1903 School Lane in Suamico, said she owns land adjacent to the project and has concerns with the density of the proposed development and its impact to traffic in the area. She also had questions about the plans for a stormwater pond and trail. G. Farr reviewed the need for a regional stormwater pond and also explained the proposed trail that will follow the environmental corridor (creek and pond) of the development to Mills Center Park. Nobody else spoke. B. McIntyre closed the public hearing.

Action on the Jacobs property rezoning

E. Gulbrand moved to approve the rezoning of 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 Final PDD. R. Smith seconded. **The motion carried unanimously.**

Action on the plat of Hazel Estates

The applicant Wade Micoley came forward to explain the plans for Phase 1 of the development of 170 single-family residential lots. N. Gwidt moved to approve the Preliminary Plat for Hazel Estates with the condition that a trail between the proposed storm pond and existing creek along the east side of the pond bank top should be tied into the Mills Center Park Trail system. E. Gulbrand seconded. **The motion carried unanimously.**

PUBLIC HEARING
CUP for Alice's
Greenhouse

D. Wiese reviewed the request for conditional use approval for three greenhouse buildings at 3840 Velp Ave.

B. McIntyre opened the public hearing. Steve Mayefski, the owner of Alice's Greenhouse, came forward to explain his plans for three greenhouse buildings at 3840 Velp Ave. Rod Kuffel, the owner of Premier Electrical Services, said he would like the three greenhouse buildings located to the side of the building instead of in front of it. He said having the greenhouses in front would limit the available parking at that site and would block the view to his neighboring business and his own monument sign.

Nobody else spoke. B. McIntyre closed the public hearing. The Plan Commission discussed.

ACTION on the CUP
for 3840 Velp Ave.

N. Gwidt moved to table the item. D. Kussow seconded. **The motion to table carried unanimously.**

Site plan for Spee-
Dee Delivery

D. Wiese reviewed the site plan for a new building for Spee-Dee Delivery at 1360 Brookfield Ave., VH-3160. Vernon Heyrman, a representative of Heyrman Construction, came forward to explain the building plans, including the building materials and color scheme.

R. Smith moved to approve the site plan for Spee-Dee Delivery, located at 1360 Brookfield Ave., VH-3160, with the following conditions:

- All parking lots and storage areas are paved with asphalt.
- A stormwater management plan is approved by the Village of Howard Engineering Department.
- All lighting is 90-degree cutoff or box style
- Any new garbage or recycle areas are screened by landscaping or fencing or located out of public view.
- Building masonry shall be as described in the plans presented at the meeting.

D. Kussow seconded. **The motion carried unanimously.**

Site plan for
Village Auto

D. Wiese reviewed the site plan for a new building at Village Auto, located at 1650 Velp Ave., VH-559. Sam Winterfeldt, a representative for Village Auto, reviewed the proposal for a new 55' x 32' detail shop and plans to relocate the existing building to the rear of the property.

E. Gulbrand moved to approve the site plan for Village Auto, 1650 Velp Ave., VH-559, contingent that all lighting is 90-degree cutoff or box style and a stormwater plan is approved by the Village of Howard Engineering Department. N. Gwidt seconded. **The motion carried unanimously.**

Future Agenda
Items/Other

None.

Adjournment

D. Kussow moved to adjourn. R. Smith seconded. **The motion carried unanimously, and the meeting was adjourned at 6:04 p.m.**

Respectfully submitted,

Leigh Ann Wagner Kroening
Administrative Assistant