

Minutes of the Plan Commission Meeting
Jan. 16, 2023 at 5:30 p.m.
Village Hall Board Room

1. **Call to order:** B. McIntyre called the meeting to order at 5:30 p.m.
2. **Roll call**

Present: Plan Commission members Burt R. McIntyre, Mark Semrau, Randy Smith, Dan Kussow, Natasha Gwidt, Michael Soletski, Jamila Seaton

Excused: Ellery Gulbrand

Staff: Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening
3. **Pledge of Allegiance:** The pledge was recited by all in attendance.
4. **Approval of the agenda**

M. Soletski moved to approve the agenda. M. Semrau seconded. **The motion carried unanimously.**
5. **Approval of the Nov. 21, 2022 meeting minutes**

N. Gwidt moved to approve the minutes of the Nov. 21, 2022 Plan Commission meeting. R. Smith seconded. **The motion carried unanimously.**
6. **5:30 P.M. PUBLIC HEARING to consider a request from Brian Rouse to rezone VH-4070 to Planned Development District for a 33-unit single-family condominium development**

D. Wiese reviewed the proposed development, including the setbacks, road layout, trail connections, and requirements of the condo to provide garbage/recycling, snow removal, utilities, etc.

B. McIntyre opened the public hearing. Lysti Bowers, 1449 Greenfield Ave., said she has concerns about Greenfield handling the additional traffic from the new subdivision across the street and now this development, and she thinks the road will need to be reconstructed. She said she also is worried about the impact of the development to the environmentally sensitive areas. Nobody else spoke. B. McIntyre closed the public hearing.

Steve Bieda of Mau & Associates, representing the project, said the condo development eliminates the need for public roadways and large setbacks that take up space and negatively impact environmentally sensitive areas. He said the wetland areas are untouched with crossings only over existing culverts.

The Plan Commission discussed. G. Farr said Greenfield Avenue is built to handle a capacity of 7,000 to 9,000 cars and won't be impacted by the most recent development. In the future, when the entire area is developed, the road will be reconstructed to add curb and gutter and sidewalks but will not need to be any wider than it already is.
7. **Action on the request to rezone VH-4070 to Planned Development District**

R. Smith moved to approve the Final PDD for the Rouse Pointe condominium project with the following conditions:

1. Privately owned and maintained roadways/streets
 2. Road section minimum 12" basecourse (15" recommended) placed 2' behind curb and 3" asphalt pavement
 3. Storm water and grading plan approval by the Village of Howard Engineering Department
 4. Utilities (water, sanitary and storm) will be private. Master meter to be located near entrance (public street)
 5. Private trash collection
 6. No village special pickup or brush collection
 7. Fire Department approval for emergency vehicle access and hydrant locations."
- D. Kussow seconded. **The motion carried 6-1 (No: N. Gwidt).**

8. Review and take action on the site plan for a building alteration and addition for NEW Dermatology, 2360 Duck Creek Parkway

D. Wiese reviewed the site plan for the building alteration and addition, as well as a parking lot reconfiguration for NEW Dermatology. M. Soletski moved to approve the site plan for NEW Dermatology, 2360 Duck Creek Parkway, contingent upon grading plan and stormwater plan approval from the Village of Howard Engineering Department. B. McIntyre seconded. **The motion carried unanimously.**

9. Review and take action the site plan for a 40,000-square-foot building addition for SOAR Converting, 1480 Brookfield Ave.

D. Wiese reviewed the site plan for a building addition. N. Gwidt moved to approve the site plan for SOAR Converting for a 40,000-square-foot addition with the following conditions:

1. All parking lots and storage areas are paved with asphalt.
2. A stormwater management plan and grading plan are approved by the Village of Howard Engineering Department.
3. All lighting is 90-degree cutoff or box style.
4. Any new garbage or recycle areas are screened by landscaping or fencing.
5. Noise will not affect adjacent property owners.

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

10. FUTURE AGENDA ITEMS – N. Gwidt requested an update on the Comprehensive Outdoor Recreation Plan.

11. ADJOURN THE MEETING: M. Semrau moved to adjourn. J. Seaton seconded. **The motion carried unanimously, and the meeting adjourned at 6:04 p.m.**

**Leigh Ann Wagner Kroening
Administrative Assistant**