

**Minutes of the Plan Commission Meeting
Jan. 18, 2021 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: Plan Commission members Burt R. McIntyre, Randy Smith, Mark Semrau, Daniel Kussow, Ellery Gulbrand, Natasha Gwidt

Excused: Mike Soletski, Jill McEwen

Also (staff): Dave Wiese, Mike Kaster, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

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

Action on 12/21/20 meeting minutes R. Smith moved to approve the minutes from the Plan Commission meeting on Dec. 21, 2020. E. Gulbrand seconded. **The motion carried unanimously.**

Public hearing for Final PDD for VH-68 D. Wiese reviewed the request for a Final Planned Development District approval for Parcel VH-68 to create a 26.73-acre multi-use development along Woodland Road, Parcel VH-68, that includes the following uses: (17) ten-unit apartment buildings, (3) seven-unit townhome buildings, and (2) five-unit townhome buildings for a total of 201 units. Steve Bieda of Mau & Associates came forward to explain changes from the Preliminary PDD, including the additional access point and the right-in/right-out to Sherwood Street. He also discussed plans for greenspace and parking. Samantha Toonen of Toonen Properties provided samples of the color combinations and design styles for each of the buildings.

B. McIntyre opened the public hearing. Mary Kay and Paul Minnis, who own VH-68-2 that borders the development, requested a buffer between the project and their property in order to protect their barn and future animals. They asked about plans for the existing trees on the property line, the location of the proposed trail, and how the stormwater will be directed away from their property. Nobody else spoke. B. McIntyre closed the public hearing.

Action on the Final PDD for VH-68 R. Smith moved to approve the Final Planned Development District for a multi-use development on VH-68 with the following conditions:

1. Curb and gutter is installed throughout the entire development.
2. The conservancy area along the north property boundary is dedicated to the village for a trail, or a public easement for a trail is provided.
3. A right-in/right-out is provided along Sherwood Street.

4. Future utility, roadway and sidewalk improvements are planned on Woodland Road. Per this approval, the developer agrees to pay for all improvement costs without assessment credits.
 5. A barrier will be installed between the development and Parcel VH-68-2.
 6. A stormwater plan shall be approved by the Village of Howard Engineering Department.
- E. Gulbrand seconded. **The motion carried unanimously.**

**Future Agenda
Items/Other**

None

Adjournment

D. Kussow moved to adjourn. N. Gwidt seconded. **The motion carried unanimously, and the meeting was adjourned at 6:05 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant