

**Minutes of the Plan Commission Meeting**  
**Feb 15, 2021 at 5:30 p.m.**  
**Village Hall Board Room**

1. **Call to order:** Commissioner Randy Smith called the meeting to order at 5:30 p.m.
2. **Roll call**  
Present: Plan Commission members Randy Smith, Mark Semrau, Daniel Kussow, Ellery Gulbrand, Natasha Gwidt  
Excused: Burt R. McIntyre  
Staff: Dave Wiese, Geoff Farr
3. **Pledge of Allegiance:** The pledge was recited by all in attendance.
4. **Approval of the agenda:** E. Gulbrand moved to approve the agenda. M. Soletski seconded. *The motion carried unanimously.*
5. **Review and take action on the minutes from the Jan. 18, 2021 Plan Commission meeting:** D. Kussow moved to approve the minutes from the Plan Commission meeting on Jan. 18, 2021. E. Gulbrand seconded. *The motion carried unanimously.*
6. **5:30 P.M. PUBLIC HEARING: To consider a request from the Bank of Luxemburg for conditional use approval to construct a new branch office on Parcel VH-461, located at the corner of Cardinal Lane and Hillsdale Court.**  
D. Wiese reviewed the request from the Bank of Luxemburg for conditional use approval to construct a new branch office on Parcel VH-461, located at the corner of Cardinal Lane and Hillsdale Court. G. Farr discussed plans for stormwater and the future road connection for Hillsdale Court to Cardinal Lane. Hillsdale Court will not be extended at this time. The property owners will need to obtain stormwater easements from the Atheys to run their stormwater to the existing detention pond near Duck Creek. They also will have to coordinate with Village Engineering staff on their temporary driveway and parking lot elevations.  
  
R. Smith opened the public hearing. Kyle Edwards, architect from the Lamochia Group, 157 N. Milwaukee Street, Milwaukee WI gave an overview of the project and building materials. N. Gwidt asked about the shared access with Thornberry strip mall. She is in favor of it and is glad it will be done. Nobody else spoke. R. Smith closed the public hearing.
7. **ACTION on the conditional use request for a new Bank of Luxemburg branch at Cardinal Lane and Hillsdale Court, Parcel VH-461**  
E. Gulbrand moved to approve the conditional use for the Bank of Luxemburg with the following conditions:
  1. Trash and recycling shall be screened with similar materials as the principal structure.
  2. The parking lot and driveway shall be approved by the Village Engineering Department.
  3. Stormwater easements to convey stormwater to the existing pond on the Athey Property.
  4. The location and number of driveways approved by the Village of Howard Public Works Department.M. Soletski seconded. *The motion carried unanimously.*

**8. 5:35 P.M. PUBLIC HEARING: To consider a request from Deviley Seven, LLC and Spring Creek Gardens, LLC to rezone Parcels VH-69, VH-66 and VH-66-2, located at 4229 Milltown Road, from A-1 Exclusive Agriculture to R-2 Residential Single-Family Duplex by Subdivision**

D. Wiese reviewed the request for rezoning. Staff had recommended R-2 Single-Family Duplex by Subdivision to allow for more flexibility. The applicant would like to just rezone to R-1 Single Family.

R. Smith opened the Public Hearing. Sue Deviley Bertrand, 231 C.T.H J Little Suamico, WI, discussed the plans for the property. They do not have immediate development plans but are open to it. No one else spoke. R. Smith closed the public hearing.

**9. ACTION on the request to rezone Parcels VH-69, VH-66 and VH-66-2, located at 4229 Milltown Road, from A-1 Exclusive Agriculture to R-2 Residential Single-Family Duplex by Subdivision**

N. Gwidt made a motion to approve the request. D. Kussow seconded. *The motion carried unanimously.*

**10. 5:45 P.M. PUBLIC HEARING: To consider a request from Alliance Management for Preliminary Planned Development approval to construct three 16-unit and two 12-unit apartment buildings (72 units) on Parcels VH-1493, VH-1494, and VH-1490**

D. Wiese discussed potential plans to redevelop the business park. This would include potentially extending roads and proposing some residential uses to the area. Erik Goerke from Alliance Management discussed the plans for adding apartments to the Business Park. He also discussed the need for additional apartments in the Green Bay area.

R. Smith opened the Public Hearing. Craig McAllister, 4407 Milltown Road, questioned the mixing of the uses and the current restrictive covenants. He also asked if the neighboring property owners have been notified. No one else spoke. R. Smith closed the public hearing.

**11. ACTION on the request for Preliminary Planned Development District approval to construct three 16-unit and two 12-unit apartment buildings on Parcels VH-1493, VH-1494, and VH-1490**

N. Gwidt asked about trail connections and pedestrian access. R. Smith inquired about the overall residential development for the village as a whole. D. Kussow made a motion to approve the request with notice to the neighbors before the Village Board meeting. M. Semrau seconded. *The motion carried unanimously.*

**12. Review and take action on the Final Plat of Crescent Hills**

D. Wiese discussed the location, layout and road extensions for the final plat. Stormwater will be handled by an off-site regional pond. N. Gwidt questioned the road pattern layout. Bob Mach of Mach IV Engineering, 2260 Salscheider Court, discussed the road connection having to access Shawano Avenue instead of Evergreen due to a very large drainageway on the north end of the parcel making it very difficult to access Evergreen Avenue. M. Soletski made a motion to approve with the conditions of vacating Troy Street in the future, providing driveway access to the Bonnie Krause property in the future, and providing trail connections to the powerline trail and creek area. E. Gulbrand seconded. *The motion carried unanimously.*

**13. Review and take action on a site plan for a building addition for Beja Shrine Temple at 1950 Bond Street, VH-612-1.**

D. Wiese discussed the building addition and site plan approval requirements. Bob Mach of Mach IV Engineering went over the building plans and functionality. D. Kussow moved to approve the building addition at 1950 Bond St., VH-612-1, with the condition a sidewalk connection to Taylor Street is provided. M. Soletski seconded. ***The motion carried unanimously.***

**14. Review and take action on a revised site plan for a new commercial contractor shop for Paul Welhouse at 2443 Shawano Ave., VH-683-3.**

D. Wiese explained that the applicant is requesting to change the front elevations on the previously approved building. Brendan Robaidek of Robert. E. Lee Associates discussed the changes to the building. R. Smith asked if the number of vehicles parking outside would change. The applicant answered that it would not change parking.

M. Soletski moved to approve the revised site plan for 2443 Shawano Ave., VH-683-3, with the conditions trash and recycling enclosures match the principal structure and additional landscaping is added to the south side of the development. E. Gulbrand seconded. ***The motion carried unanimously.***

**15. Future Agenda Items:** R. Smith asked about the Comprehensive Plan and the Plan Commission's role.

**16. Adjourn:** E. Gulbrand moved to adjourn. N. Gwidt seconded. ***The motion carried unanimously, and the meeting was adjourned at 6:52 p.m.***

**Meeting minutes recorded by D. Wiese**