

**Minutes of the Plan Commission Meeting**  
**Feb. 21, 2022 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, Ellery Gulbrand, Daniel Kussow (virtually), Natasha Gwidt, Mike Soletski, Randy Smith, Jamila Seaton (alternate)  
  
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. **Approval of the Jan. 17, 2022 meeting minutes**  
R. Smith moved to approve the minutes of Jan. 17, 2022 Plan Commission meeting. M. Soletski seconded. **The motion carried unanimously.**
6. **5:30 P.M. PUBLIC HEARING to consider a request from Brian Rouse to rezone 1500 Greenfield Ave., VH-16-1 and VH-15, from R-5 Rural Estate Residential and A-1 Exclusive Agriculture to R-1 Residential Single Family**  
D. Wiese explained the request to rezone 61 acres to create a residential single-family development.

B. McIntyre opened the public hearing. Melanie Hammerbeck, 3787 Mighty Oak Trail, said the proposed development is shown for the front 22 acres of the parcel, and she would like more information about the plans for the remainder of the property. Nobody else spoke. B. McIntyre closed the public hearing.

Steve Bieda of Mau and Associates came forward to explain the rezoning request in detail. He said the subdivision plat is still under review as the developer works out details for the sewer lines and wetland issues with village staff. He said there are no plans yet for development on the remainder of the property due to difficulty accessing the usable portion of that parcel.

D. Wiese explained the plans for a detention pond and showed the utility easement. He said most of the remaining parcel is wetland, and the village is discussing acquiring it from the developer to use as conservancy and potentially trail connection to other subdivision trails in that corridor. He reviewed options for the remaining buildable portion of the property and how it could be accessed.

Greg Parins, 1600 Greenfield Ave., who owns the horse farm next to the property, said he does not object to the development but has concerns about the safety of his horses. He said he would like a buffer included in the project to keep residents off his property and away from his animals.

**7. Action on the request to rezone 1500 Greenfield Ave., VH-16-1 and VH-15, to R-1 Residential Single Family**

E. Gulbrand moved to approve the request to rezone 1500 Greenfield Ave., VH-16-1 and VH-15, from R-5 Rural Estate Residential and A-1 Exclusive Agriculture to R-1 Residential Single Family. M. Semrau seconded. **The motion carried unanimously.**

**8. 5:40 P.M. PUBLIC HEARING to consider a request from Andrew Basten to rezone 2520 Shawano Ave., VH-495-8, from R-2 Residential Single-Family Duplex by Subdivision to R-1 Residential Single Family and R-3 Duplex to create one single-family lot and one duplex lot**

D. Wiese explained the request to rezone the property and the plan for a certified survey map to create two lots. He discussed the current zoning and the requirements and options for rezoning. Steve Bieda of Mau and Associates said the property is very large, and a duplex and single-family home development would provide the best and highest use for it.

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

- Mike Goza, 2527 Shawano Ave., said he and his wife recently purchased the large lot across the street from the subject property. He said he was not expecting a duplex to go into the neighborhood.
- Jon Klaas, 2514 Shawano Ave., said he is concerned about drainage from the development onto his property. He also said he does not think the property is wide enough to support both homes.

B. McIntyre closed the public hearing. D. Wiese also noted that a letter was received from Joe and Paige Van Elzen, 2509 Shawano Ave., objecting to rezoning the parcel to duplex. They would like the area to remain zoned for single family.

G. Farr said the single-family property would have to maintain the existing drainage along the floodplain line shown on the certified survey map. The commission discussed.

**9. Action on the request to rezone 2520 Shawano Ave., VH-495-8, to R-1 Residential Single Family and R-3 Duplex**

E. Gulbrand moved to deny the request from Andrew Basten to rezone 2520 Shawano Ave., VH-495-8, from R-2 Residential Single-Family Duplex by Subdivision to R-1 Residential Single Family and R-3 Duplex to create one single-family lot and one duplex lot. M. Semrau seconded. B. McIntyre called for a roll call vote on the motion to deny. ***The motion to deny carried unanimously.***

N. Gwidt moved to approve rezoning 2520 Shawano Ave., VH-495-8, to R-1 residential single family only. M. Soletski seconded. **The motion carried unanimously.**

**10. Review and take action on a site plan for a family entertainment center at the northeast corner of Duck Creek Parkway and Woodman Drive, VH-2037, VH-2038, and VH-2039**

D. Wiese reviewed the proposed project for the site next to Woodman's that has been vacant for more than 20 years. Kip Coleman, the architect for the project, reviewed the site plan in detail, including the building orientation, parking, outdoor recreation area, and the indoor multi-use venue that includes bowling, a video arcade, movie theaters, and upstairs areas for mini-golf, axe throwing, duck pin bowling, event space, and bar and dining. He also explained the building design and aesthetics.

The Plan Commission discussed. M. Soletski moved to approve the site plan for a family entertainment center at the northeast corner of Duck Creek Parkway and Woodman Drive, VH-2037, VH-2038, and VH-2039, contingent on the approval of a stormwater plan by the Village of Howard Engineering Department. E. Gulbrand seconded. **The motion carried unanimously.**

- 11. FUTURE AGENDA ITEMS** - M. Soletski suggested clarifying the R-2 Residential Single-Family Duplex by Subdivision language and requirements.
- 12. ADJOURN THE MEETING:** M. Semrau moved to adjourn. R. Smith seconded. **The motion carried unanimously, and the meeting adjourned at 7:19 p.m.**

**Leigh Ann Wagner Kroening  
Administrative Assistant**