

**Minutes of the Plan Commission Meeting**  
**Feb. 27, 2023 at 5:00 p.m.**  
**Village Hall Board Room**

1. **Call to order:** B. McIntyre called the meeting to order at 5:00 p.m.
2. **Roll call**

Present in person: Plan Commission members Burt R. McIntyre, Mark Semrau, Ellery Gulbrand, Michael Soletski, Dan Kussow

Present virtually: Natasha Gwidt, Jamila Seaton

Excused: Randy Smith

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

B. McIntyre pulled Items 6-7 – The request for conditional use approval for a horse stable at 4423 Glendale Ave., per the applicant’s request. M. Semrau moved to approve the revised agenda. E. Gulbrand seconded. **The motion carried unanimously.**
5. **Approval of the Jan. 16, 2023 meeting minutes**

E. Gulbrand moved to approve the minutes of the Jan. 16, 2023 Plan Commission meeting. M. Soletski seconded. **The motion carried unanimously.**
8. **Review and take action on the Preliminary Plat of the Cottages at Hidden Creek Second Addition**

D. Wiese reviewed the Preliminary Plat of the Cottages at Hidden Creek Second Addition, which consists of 29 lots, the extension of Oliver Lane to the west of Rainbow Court, and the extension of Hidden Creek Trail to the east of Rainbow Court and across the railroad right of way. Mike Andraschko of Mau & Associates came forward to explain the project in detail. M. Semrau moved to approve the Preliminary Plat of the Cottages at Hidden Creek Second Addition. E. Gulbrand seconded. **The motion carried unanimously.**
9. **Review and take action the Preliminary PDD for a Dollar Tree at the 300 block of Cardinal Lane, VH-459-9**

D. Wiese reviewed the Preliminary PDD for a Dollar Tree on Cardinal Lane. He explained staff concerns regarding the development and its ability to fit with the existing businesses in the area. Ben Warntjes of eXCEL Engineering explained the project in detail and answered questions from the commission.

M. Soletski moved to approve the Preliminary PDD for Dollar Tree at the 300 block of Cardinal Lane, VH-459-9 with the following conditions:

  - Easements are needed from Engineering and Public Works for utilities and park access.
  - Site grading and elevations for Cardinal Lane drainage to the storm water pond

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

**10. FUTURE AGENDA ITEMS – None**

**11. ADJOURN THE MEETING:** M. Soletski moved to adjourn. E. Gulbrand seconded. **The motion carried unanimously, and the meeting adjourned at 5:17 p.m.**

**Leigh Ann Wagner Kroening  
Administrative Assistant**