

Minutes of the Plan Commission Meeting
April 19, 2021 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, Daniel Kussow, Ellery Gulbrand, Natasha Gwidt, Randy Smith
Excused: Mike Soletski
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**
E. Gulbrand moved to approve the agenda. M. Semrau seconded. *The motion carried unanimously.*
5. **Approval of the Feb. 15, 2021 meeting minutes**
R. Smith moved to approve the minutes of the Feb. 15, 2021 Plan Commission meeting. D. Kussow seconded. *The motion carried unanimously.*
6. **Approval of the March 15, 2021 meeting minutes**
N. Gwidt moved to approve the minutes of the March 15, 2021 Plan Commission meeting. E. Gulbrand seconded. *The motion carried unanimously.*
7. **5:30 Public Hearing: To solicit comments on proposed floodplain zoning ordinance and map revisions that are required by state and federal law**
D. Wiese gave a staff report on the proposed changes to the floodplain zoning ordinance. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.
8. **ACTION on the proposed floodplain zoning and map revisions**
E. Gulbrand moved to approve the proposed changes to the floodplain zoning ordinance and map. D. Kussow seconded. *The motion carried unanimously.*
9. **5:35 Public Hearing: To consider a request from Aaron Matuszewski, 3990 Evergreen Ave., to rezone a portion of VH-18-1 and VH-18-2 from R-1 Residential Single Family to R-5 Rural Estate Residential**
D. Wiese gave a staff report on the request to rezone 3990 Evergreen Ave. Steve Bieda of Mau & Associates came forward on behalf of the applicant to explain the rezoning request in detail. B. McIntyre opened the public hearing. Dave Suemnick, 4020 Linden Lane, said he has no objections to the rezoning. Nobody else spoke. B. McIntyre closed the public hearing.
10. **ACTION on the request to rezone a portion of VH-18-1 and VH-18-2 from R-1 Residential Single Family to R-5 Rural Estate Residential**
R. Smith moved to approve rezoning the west 7.5 acres of VH-18-1 and VH-18-2 from R-1 Residential Single Family to R-5 Rural Estate Residential. M. Semrau seconded. *The motion carried unanimously.*

11. 5:40 Public Hearing: To consider a conditional-use request from Whitney Barnes and Chris Liermann to have a hobby farm to include cattle, pigs, goats, and/or sheep at 4229 Milltown Road, VH-662

D. Wiese gave a staff report on the request for a conditional use to have a hobby farm at 4229 Milltown Road. Whitney Barnes and Chris Liermann, currently of 2541 Tulip Lane, came forward to explain their plans for a hobby farm, the type and number of animals they hope to have and how the manure will be handled. B. McIntyre opened the public hearing.

The following people spoke:

- Dan Degeneffe, who represents Ledgecrest Homes, said the developer is planning a single-family subdivision adjacent to the property, and he is concerned about how any issues with agricultural smell or noise will be enforced.
- Sue Deviley-Bertrand, who currently owns the property marked for the hobby farm as well as the adjacent property that Mr. Degeneffe referenced, said she has no plans to sell any of the parcels to Ledgecrest Homes, and she supports the plan for a hobby farm because that property has the room and facilities for a small number of animals.
- Nicole Meacham Ahlborg, who represents Meacham Realty and Meacham Development, said another nearby property is also marked for development. She said her company has dealt with a similar agricultural neighbor in another community and had problems that led to complaints from residents.

Nobody else spoke. B. McIntyre closed the public hearing. The Plan Commission discussed in detail.

12. ACTION on the conditional-use request for a hobby farm at 4229 Milltown Road, VH-66-2

N. Gwidt moved to approve the request for a conditional use for a hobby farm with animals of the applicants' choosing at 4229 Milltown Road, VH-66-2, with no time limit for the conditional use and with the conditions that the number of animals will be based on the Animal Equivalency Factors outlined in the application and that animal appropriate fencing/screening will be installed as a buffer to the adjacent properties. E. Gulbrand seconded. *The motion carried 5-1 (No: R. Smith).*

13. 5:45 Public Hearing: To consider a conditional-use request from Justin Davis to operate an axe-throwing venue at 2465 Lineville Road, Suite 8, VH-139

D. Wiese gave a staff report on the request for a conditional-use to allow an axe-throwing venue at 2465 Lineville Road, Suite 8. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

14. ACTION on the conditional-use request for an axe-throwing venue at 2465 Lineville Road, Suite 8, VH-1389

D. Kussow moved to approve the request for a conditional use to operate an axe-throwing venue at 2465 Lineville Road, Suite 8, VH-139. R. Smith seconded. *The motion carried unanimously.*

15. 5:50 Public Hearing: To consider a request from the Village of Howard for a Preliminary Planned Development District for Parcels VH-473, VH-474, VH-474-1, VH-474-2 and VH-467 to create a 21.8-acre multi-use development in the Village Center and along Riverview Drive that includes 14 single-family homes and 62 townhome-style condominiums for a total of 76 units.

D. Wiese gave a staff report on the request for a Preliminary Planned Development District to create a 21.8-acre multi-use development in the Village Center and along Riverview Drive. B. McIntyre opened the public hearing. The following people spoke:

- Malana Alton, 2839 Riveridge Lane, said she lives in a single-family home across the street, and she is concerned about the type of buildings that will be constructed. She said she supports condominiums and townhomes with higher price ranges and great curb appeal and parking.
- Patricia Strickler, a member of the LeMere family who is part owner of VH-473, said this is the last parcel in the family trust that once held all of the Meadowbrook Park area. She requested a future road within the development be given a name to honor the LeMere family.
- Melissa Wesley, whose family owns the nearby property at 2948 Shawano Ave., asked about potential retail space and trail/sidewalk connections within the development.

Nobody else spoke. B. McIntyre closed the public hearing.

16. ACTION on the Preliminary Planned Development District request for a 21.8-acre multi-use development in the Village Center and along Riverview Drive, Parcels VH-473, VH-474, VH-474-1, VH-474-2, and VH-467

R. Smith moved to approve the Preliminary Planned Development District for VH-473, VH-474, VH-474-1, VH-474-2 and VH-467 for a 21.8-acre multi-use development in the Village Center and along Riverview Drive that includes 14 single-family homes and 62 townhome-style condominiums for a total of 76 units. D. Kussow seconded. *The motion carried unanimously.*

17. 6:00 Public Hearing: To consider a conditional-use request from Matthew Christoff for a school at 360 AMS Court, Parcel VH-727-105-2

D. Wiese gave a staff report on the request for a conditional use to allow a school at 360 AMS Court. Paige and Matthew Christoff of 342 Madeline Lane in Little Suamico came forward to explain their request in detail, including the grades and number of students that would occupy the school and the type of learning that will be featured. B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

18. ACTION on the conditional-use request for a school at 360 AMS Court, Parcel VH-727-105-2

E. Gulbrand moved to approve the conditional-use request from Matthew Christoff for a school at 360 AMS Court, Parcel VH-727-105-2. R. Smith seconded. *The motion carried unanimously.*

19. FUTURE AGENDA ITEMS: None

20. ADJOURN THE MEETING: N. Gwidt moved to adjourn. D. Kussow seconded. *The motion carried unanimously, and the meeting adjourned at 6:59 p.m.*

**Meeting minutes recorded by:
Leigh Ann Wagner Kroening
Administrative Assistant**