

Minutes of the Plan Commission Meeting
May 16, 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, Mike Soletski, Natasha Gwidt, Randy Smith, Ellery Gulbrand, Jamila Seaton

Absent: Dan Kussow

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**

M. Soletski moved to approve the agenda. E. Gulbrand seconded. **The motion carried unanimously.**
5. **Approval of the April 18, 2022 meeting minutes**

R. Smith moved to approve the minutes of the April 18, 2022 Plan Commission meeting. M. Semrau seconded. **The motion carried unanimously.**
6. **5:30 p.m. Public Hearing to consider a request from Matthew Christoff for conditional use approval to allow for a school at 400 AMS Court, Parcel VH-727-105-4**

B. McIntyre opened the public hearing. Matthew and Paige Christoff came forward to explain their plan to use the property for break-out and activity space for New Leaf Prep Academy, as well as additional parking, because the building they are using is out of room. Nobody else spoke. B. McIntyre closed the public hearing.
7. **Action on the request for conditional use approval for a school at 400 AMS Court, VH-727-105-4**

M. Soletski moved to approve the conditional use for a school at 400 AMS Court with the conditions a stormwater management plan is approved by the Village of Howard Engineering Department and a traffic and drop-off plan is approved by the Village of Howard Public Works Department. R. Smith seconded. **The motion carried unanimously.**
8. **Review and take action on the Final Plat of Rouse Point, 1500 Greenfield Ave., VH-16-1 and VH-15**

D. Wiese reviewed the plat to develop a 42-lot single-family subdivision. G. Farr explained the need for conditions that include stormwater and sanitary sewer easements, trail dedications, and language to designate the central box unit locations.

E. Gulbrand moved to approve the Final Plat of Rouse Point with the following conditions:

 - Dedication to the village along the ESA line to allow for trails.
 - Shifting of the southerly road. Disperse headlights from the existing home on Greenfield Avenue.

- Provide CBU locations adjacent to Lots 27 and 42.
- J. Seaton seconded. **The motion carried unanimously.**

9. Review and take action on the Preliminary Plat of The Townhomes at the Commons on Parcels VH-473, VH-474, VH-474-1, VH-474-2, and VH-467

D. Wiese reviewed the Preliminary Plat of The Townhomes at the Commons, which would create a 21.8-acre multi-use development in the Village Center and along Riverview Drive that includes single-family homes and townhome-style condominiums. N. Gwidt moved to approve the Preliminary Plat of the Townhomes at the Commons with the following conditions:

1. Outlots 1, 2, 3 and 4 are dedicated to the village.
 2. The Outlot 5 lot line on the north end needs to shift to be adjusted with Outlot 3.
 3. A CBU location needs to be included.
 4. A public trail easement shall be included under lot 5.
 5. A public utility easement shall be included on Lot 6.
 6. Road namings shall be included as required (Le Mere and Nick families).
- R. Smith seconded. **The motion carried unanimously.**

10. Community Development Reports

- a. D. Wiese reviewed the updated plans for the Village Center public space, including the pavilion, biergarten, and family areas. The commission discussed. **No action was taken.**
- b. D. Wiese reviewed the draft Community Outdoor Recreation Plan (CORP). The commission discussed. **No action was taken.**

11. FUTURE AGENDA ITEMS - None

12. ADJOURN THE MEETING: R. Smith moved to adjourn. J. Seaton seconded. **The motion carried unanimously, and the meeting adjourned at 6:17 p.m.**

**Leigh Ann Wagner Kroening
Administrative Assistant**