

Minutes of the Plan Commission Meeting
May 17, 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, 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**
M. Soletski moved to approve the agenda. E. Gulbrand seconded. *The motion carried unanimously.*
5. **Approval of the April 19, 2021 meeting minutes**
R. Smith moved to approve the minutes of the April 19, 2021 Plan Commission meeting. D. Kussow seconded. *The motion carried unanimously.*
6. **Review and take action on the site plan for Life Bridge Christian Church to construct a 24' x 24' garage with a 24' x 14' covered patio at 2496 Glendale Ave., VH-302**
D. Wiese reviewed the site plan. Tim Roskams, the facilities manager for Life Bridge Church, came forward to answer questions. The commission discussed. E. Gulbrand moved to approve the site plan for Life Bridge Christian Church to construct a 24' x 24' garage with a 24' x 14' covered patio at 2496 Glendale Ave., VH-302. M. Soletski seconded. *The motion carried unanimously.*
7. **Review and consider a proposal to amend Sec. 50-453 (10) regarding the setback regulation for single-family homes in the R-5 Rural Estate Residential Zoning District**
D. Wiese reviewed the existing setbacks for single-family homes in the R-5 Zoning District and explained issues that have arisen with non-conforming properties, as well as potential impacts the existing setbacks could have to the development of rural roadways. The commission discussed. The commission's consensus was to move forward with the public hearing and action on the proposed ordinance change at a future meeting.
8. **Review and consider a proposal to amend Sec. 50-952 (3) regarding the height of fences in the front or corner side yard**
D. Wiese discussed the discrepancy between the requirement for a 4-foot-high fence around a pool and the existing ordinance that only allows a 3-foot-high fence in the front or corner side yard. The commission discussed. The commission's consensus was to move forward with the public hearing and action at a future meeting to change the existing ordinance to allow a 4-foot-high fence in the front or corner side yard to match the requirement for pool fencing.

9. FUTURE AGENDA ITEMS

D. Wiese said he will be bringing another ordinance to address building heights in the B-1 Zoning District.

10. ADJOURN THE MEETING: E. Gulbrand moved to adjourn. D. Kussow seconded. *The motion carried unanimously, and the meeting adjourned at 6:06 p.m.*

Meeting minutes recorded by:

**Leigh Ann Wagner Kroening
Administrative Assistant**