

**Minutes of the Plan Commission Meeting**  
**Sept. 20, 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, Mike Soletski, Ellery Gulbrand, Jamila Seaton

Excused: Daniel Kussow, Natasha Gwidt, 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**
5. **Approval of the Aug. 16, 2021 meeting minutes**

E. Gulbrand moved to approve the minutes of the Aug. 16, 2021 Plan Commission meeting. M. Semrau seconded. **The motion carried unanimously.**
6. **5:35 P.M. PUBLIC HEARING to consider a conditional use request from John Faikel for an airport (single plane grass landing strip) at 1509 Greenfield Ave., Parcels VH-10-2 and VH-9**

D. Wiese reviewed the application. John Faikel, 1509 Greenfield Ave., said he has had his pilot's license for almost 50 years and would like to fly one off his own farm property. He said the plane would be one Piper Cub that he and his son would fly occasionally and only when the weather is perfect, maybe a few times a week. He said he would take off and land due north or due south where there are no homes, and the neighbors are in support of it.

B. McIntyre opened the public hearing. John Kluth, 4232 Downton Circle, asked for conditions to be considered on the approval, particularly the number of airplanes allowed on site. Nobody else spoke. B. McIntyre closed the public hearing.
7. **Action on the request for conditional use for a single-plane grass landing strip at 1509 Greenfield Ave., Parcels VH-10-2 and VH-9**

M. Semrau moved to approve the conditional use request for a single-plane grass landing strip at 1509 Greenfield Ave. E. Gulbrand seconded. The Plan Commission discussed. M. Semrau amended his motion to add the following conditions:

  1. There shall be no seasonal storage of planes not owned by the applicant on the property.
  2. No new buildings shall be built on the applicant's property near the landing strip. (Development of the subdivision on Spencer's Crossing is excluded.)

**The motion carried 4-1 (No: M. Soletski).**
8. **5:45 P.M. PUBLIC HEARING to consider a proposal from T-Bone Investments, LLC to rezone 4654 Milltown Road and 4638 Milltown Road, Parcels VH-37-1 and VH-37-2, from R-5 Rural Estate Residential to B-2 Highway Commercial**

D. Wiese reviewed the proposed rezoning for Maplewood Meats. Devin Winter of Excel Engineering explained the project.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing. The Plan Commission discussed.

**9. Action on the request to rezone 4654 Milltown Road and 4638 Milltown Road, Parcels VH-37-1 and VH-37-2, from R-5 Rural Estate Residential to B-2 Highway Commercial**

J. Seaton moved to approve rezoning 4654 Milltown Road and 4638 Milltown Road, Parcels VH-37-1 and VH-37-2, to B-2 Highway Commercial. M. Soletski seconded. **The motion carried unanimously.**

**10. Review and take action on a site plan for Maplewood Meats, 4663 Milltown Road, Parcel VH-54-1**

Devin Winter of Excel Engineering explained the project, which includes the construction of a parking lot, drive connection from the DOT-proposed Evergreen Avenue to Milltown Road (to be vacated by the DOT/village), and reconfiguration and expansion of the primary parking lot located west of Maplewood Meats. E. Gulbrand moved to approve the site plan for Maplewood Meats, 4663 Milltown Road, Parcel VH-54-1. M. Soletski seconded. **The motion carried unanimously.**

**11. 5:55 P.M. PUBLIC HEARING to consider a request from Mau & Associates to rezone 4020 Linden Lane, Parcels VH-747-H-3 and VH-747-H-4, from R-5 Rural Residential to R-1 Residential Single Family**

D. Wiese reviewed the request to rezone 4020 Linden Lane because the existing lot sizes and setbacks do not meet the current zoning of R-5. Rezoning the lots to R-1 would bring everything into compliance with R-1 setbacks. Dave Suemnick, 4020 Linden Lane, said the rezoning also would allow him to carve off a lot.

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

**12. ACTION on the request to rezone 4020 Linden Lane, Parcels VH-747-H-3 and VH-747-H-4, from R-5 Rural Residential to R-1 Residential Single Family**

B. McIntyre moved to approve the rezoning of 4020 Linden Lane from R-5 Rural Estate Residential to R-1 Residential Single Family. M. Semrau seconded. **The motion carried unanimously.**

**13. Review and take action on the Preliminary Plat of Glen Kent 4<sup>th</sup> Addition**

D. Wiese reviewed the proposal to divide parcel VH-29-27 into 11 new single-family lots. The parcel has utilities to it, and sewer and water laterals were installed when Glendale Avenue was reconstructed to an urban section of road. M. Soletski moved to approve the Preliminary Plat of Glen Kent 4<sup>th</sup> Addition. E. Gulbrand seconded. **The motion carried unanimously.**

**14. Review and take action on the Final Plat of Jewel Meadow**

D. Wiese reviewed the proposal to create 17 new single-family lots and an outlot for stormwater, consistent with the Future Land Use Plan and the Official Street Map. Mike Andraschko of Mau & Associates appeared virtually on behalf of the project. E. Gulbrand

moved to approve the Final Plat of Jewel Meadow. J. Seaton seconded. **The motion carried unanimously.**

**15. FUTURE AGENDA ITEMS - None**

**16. ADJOURN THE MEETING:** M. Soletski moved to adjourn. M. Semrau seconded. **The motion carried unanimously, and the meeting adjourned at 6:17 p.m.**

**Leigh Ann Wagner Kroening  
Administrative Assistant**