

Minutes of the Plan Commission Meeting
Nov. 21, 2022 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: Plan Commission members Burt R. McIntyre, Mark Semrau, Ellery Gulbrand, Randy Smith, Dan Kussow, Jamila Seaton, Natasha Gwidt (virtually)

Excused: Michael 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**

Per the applicant's request, B. McIntyre announced that Items #10-11 regarding the PDD for Rouse Pointe will be postponed until December. E. Gulbrand moved to approve the revised agenda. R. Smith seconded. **The motion carried unanimously.**
5. **Approval of the Oct. 24, 2022 meeting minutes**

D. Kussow moved to approve the minutes of the Oct. 24, 2022 Plan Commission meeting. M. Semrau seconded. **The motion carried unanimously.**
6. **5:00 P.M. PUBLIC HEARING to consider a request from James Wendt representing Mighty Decent Auto for conditional use approval to allow for additional outdoor parking and storage of vehicles for operating retail sales and service at 2555 O'Connor Road, VH-747-B-716**

D. Wiese reviewed the conditional use request for Mighty Decent Auto for additional vehicle parking and storage. He said the existing conditional use was only for two years and has expired so the applicant is requesting a new one; however, staff has received complaints regarding the condition of the property and the number of salvage vehicles that appear to be housed there. If the Plan Commission chooses to approve the CUP, staff is recommending several contingencies on the approval.

B. McIntyre opened the public hearing. Bob Mach, one of the owners of 2260 Salscheider Court, spoke against the conditional use because he said the business has been operating as a salvage yard, which is not allowed by zoning and is negatively impacting the environmental health and value of his neighboring property. Nobody else spoke. B. McIntyre closed the public hearing.

James Wendt, the applicant, apologized for the previous condition of the property. He said he lost several employees, and the business has grown substantially. He said the property has now been cleaned up, and he recently renewed his vehicle seller's license and passed a fire inspection. He answered questions from the Plan Commission.
7. **Action on the request for conditional use approval for additional outdoor parking and storage of vehicles at 2555 O'Connor Road, VH-747-B-716**

R. Smith moved to approve the conditional use request for 2555 O'Connor Road, VH-747-B-716 with the following conditions:

1. Fifteen vehicles will be allowed to be displayed for sale adjacent to the street in the area shown on Attachment III.
 2. No more than 35 vehicles will be allowed on the property at any time.
 3. Any vehicles stored in the rear of the property are allowed for a period not to exceed 30 days, after which such vehicles must be removed.
 4. No other outdoor storage is allowed other than the front of the building and the rear of the property as shown in Attachment III (Site map per Village of Howard.)
 5. The conditional use is allowed for 1 year and will be extended to 2 years if all conditions have been met.
- E. Gulbrand seconded. **The motion carried unanimously.**

8. 5:05 P.M. PUBLIC HEARING to consider a request from Bill Smits to rezone 1649 Pinecrest Road, VH-199-1, from R-1 Residential Single Family to R-5 Rural Estate Residential

D. Wiese reviewed the request to rezone 1649 Pinecrest Road so the applicant can meet the setbacks to build an accessory building. He said the other properties in the area also are zoned R-5.

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

Bill Smits, the applicant, said he is hoping to rezone to R-5 to better reflect the size of his property, build an accessory building, and be consistent with the zoning of the other surrounding properties.

9. Action on the request to rezone 1649 Pinecrest Road to R-5 Rural Estate

E. Gulbrand moved to approve rezoning 1649 Pinecrest Road from R-1 Residential Single Family to R-5 Rural Estate. D. Kussow seconded. **The motion carried unanimously.**

~~**10. 5:10 P.M. PUBLIC HEARING to consider a request from Brian Rouse to rezone a portion of VH-15 and VH-16-1 to Planned Development District for a 33-unit single-family condominium development on Lot 13 of Rouse Pointe**~~

This item was pulled from the agenda. The Public Hearing will be held on Dec. 19, 2022.

~~**11. Action on the request to rezone a portion of VH-15 and VH-16-1 to Planned Development District**~~

This item was pulled from the agenda. It will be back for action on Dec. 19, 2022.

12. Review and take action on the request for a Preliminary Planned Development District (PDD) for Meacham's Red Leaf, 37.31 acres of VH-13, for a 102-lot subdivision consisting of single-family and zero-lot-line single-family housing and multifamily housing

D. Wiese reviewed the proposed project for a 102-lot subdivision consisting of single-family and zero-lot-line single-family housing and multifamily housing. The project will contain 24 zero-lot-line single-family and 77 single-family lots sized 55' to 85' wide. Additionally, there will be a multifamily lot that will contain two 20-unit buildings and five 14-unit buildings for a total of 110 units.

Steve Bieda of Mau & Associates explained the proposed project in detail. He said the mix of development is consistent with the village's Comprehensive Plan. He explained

the housing density, road patterns, stormwater management, and cost effectiveness and efficiency of the development.

The commission discussed. B. McIntyre moved to approve the Preliminary Planned Development District (PDD) for Meacham's Red Leaf, 37.31 acres of VH-13, for a 102-lot subdivision consisting of single-family and zero-lot-line single-family housing and multifamily housing development as presented. N. Gwidt seconded. **The motion carried 6-1 (No: D. Kussow).**

13. Review and take action on the Final Plat of Stordeur Run Estates 3rd Addition

D. Wiese reviewed the Final Plat, which has been revised to include 15 residential lots instead of 12 and reflects the outlot designated for stormwater and the additional outlot that may be used for potential future development. The commission discussed.

D. Kussow moved to approve the Final Plat of Stordeur Run Estates 3rd Addition. R. Smith seconded. **The motion carried unanimously.**

14. Review and take action on amending the Village of Howard's notice requirements to allow for placing notices electronically in lieu of publication in the official newspaper

D. Wiese said the state's statutes have changed to allow for electronic publication of meeting notices. Currently, the village uses The Press Times to publish legal notices. Since it's a weekly newspaper with a paid subscription, the timing of placing notices makes it difficult for applicants and staff to get accurate information published in a relevant fashion. The commission discussed

15. FUTURE AGENDA ITEMS - None

16. ADJOURN THE MEETING: E. Gulbrand moved to adjourn. R. Smith seconded. **The motion carried unanimously, and the meeting adjourned at 6:22 p.m.**

**Leigh Ann Wagner Kroening
Administrative Assistant**