

**Minutes of the Plan Commission Meeting
Dec. 19, 2011 at 6:30 p.m.
Village Hall Board Room**

Call to Order Village President Burt R. McIntyre called the meeting to order at 6:30 p.m.

Roll Call Present: Plan Commission members Burt R. McIntyre, Village President; Nathan Prodell, Jay Faikel, Jim Priewe, Bob Strazishar, Dan Roarty.

Excused: Ray Suennen, Trustee Wards 11 & 12

Also (staff): Dave Wiese, Paul Evert, Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

Approve Agenda D. Roarty moved to approve the agenda. J. Faikel seconded the motion. **The motion carried unanimously.**

11/21/11 Meeting Minutes D. Roarty motioned and B. Strazishar seconded to approve the minutes from the Nov. 21, 2011 Plan Commission meeting. **The motion carried unanimously.**

6:35 p.m. Public Hearing D. Wiese reported on a request from Brad Rymer of Mau & Associates representing Garot Land Development for approval of a preliminary planned development to accommodate a mix of business/commercial, medium-density residential and single-family usage at 4001 Shawano Ave., VH-61. The proposed development will consist of one business commercial building, two single-family dwellings and 12 four-unit condominium buildings.

B. McIntyre opened the public hearing. The following individuals spoke:

1. Dorothy Pamperin, 4317 Shawano Ave., said the development is not orderly with development in the rest of the village. The area is still very rural and would be better served as agricultural until the village grows out that way more. She said approving this development would be endorsing "spot development."
2. Russ Murphy, 1651 Greenfield Ave., said he's concerned about the proposed future commercial component of development. He said he's also concerned about how the sewer and water for the project will affect the area.
3. Dale Lapacz, 1364 Greenfield Ave., said he prefers single-family development but if condominiums are chosen, he would like to see upscale condos like the ones on Woodfield Drive. He said the commission should "think quality" when considering this project.
4. Bonnie Krause, 3800 Troy Street, said she has concerns about increased traffic and the future road alignment, including the potential for construction of a roundabout. She said she's concerned after the development is approved, the road will need to be widened and that will cut into the other properties. She said she also thinks the condos look like "boxes" and aesthetics need to be considered.
5. Don Christensen, 4079 Linden Lane, asked how far the current sewer at Evergreen and Greenfield will be extended. He said he'd like the sewer

extended to the old Linden Lane Subdivision because the homeowners there have been dealing with their own failing sewer systems.
B. McIntyre closed the public hearing.

The developer, Keith Garot, said he has no plans or users yet for the commercial component of the project. He said he plans to keep the sewer internal to the project to reduce the assessments that would be levied to the neighbors. He said the condos will be owner-occupied housing and low-density, with five units per acre, which is perfect for that area of the village because it is bordered by two busy intersections that will have future business development. He said those factors don't suit single-family home development. He also said the phased development has the potential to add \$4.5 million in tax base versus the low taxes that will come if the property is left agricultural.

The commission and staff discussed recommendations for project approval. Clyde Verhaagh, 3950 Shawano Ave., said the commission needs to think of the concerns and suggestions from the neighbors who spoke because they will be living with the development.

Action

J. Faikel moved to approve the request for preliminary planned development. There was no second, so the motion died. D. Roarty motioned to table the item. N. Prodell seconded. **The motion carried unanimously.**

**Future Agenda
Items**

D. Roarty asked for discussion regarding site plan submittal.

Adjournment

J. Priewe motioned to adjourn. B. McIntyre seconded. **The motion carried unanimously, and the meeting was adjourned at 7:37 p.m.**

Respectfully Submitted,

Leigh Ann Wagner Kroening
Administrative Assistant