

Minutes of the Plan Commission Meeting
Sept. 18, 2023 at 5:30 p.m.
Village Hall Board Room

1. **Call to order:** B. McIntyre appeared virtually and called the meeting to order at 5:38 p.m.

2. **Roll call**

Present in person: Plan Commission members Mike Soletski, Ellery Gulbrand, Randy Smith, Mark Semrau, Dan Kussow

Present virtually: President Burt R. McIntyre

Excused: Natasha Gwidt, Jamila Seaton

Staff: Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening

3. **Pledge of Allegiance:** B. McIntyre led everyone in the Pledge of Allegiance.

Due to President McIntyre's inability to lead the meeting, he asked for nominations for a meeting chair. R. Smith nominated E. Gulbrand as the meeting chair. M. Soletski seconded. **The motion carried unanimously.**

4. **Approval of the agenda**

M. Semrau moved to approve the agenda. D. Kussow seconded. **The motion carried unanimously.**

5. **Approval of the Aug. 21, 2023 meeting minutes**

R. Smith moved to approve the minutes of the Aug. 21, 2023 Plan Commission meeting. D. Kussow seconded. **The motion carried unanimously.**

6. **5:35 P.M. PUBLIC HEARING to consider a request from Steve Bieda for final approval to rezone VH-727-101 to Planned Development District for nine single-family homes**

G. Farr reviewed the request for a 10-lot subdivision, which would consist of nine single-family homes and the dedication of the tenth lot to the village for a storm water management facility and a trail.

E. Gulbrand opened the public hearing. The applicant Steve Bieda came forward to explain the project in detail. He said rezoning to PDD is necessary due to a few of the smaller lot sizes. Nobody else spoke. E. Gulbrand closed the public hearing.

7. **Action on the request to rezone VH-727-101 to Planned Development District for nine single-family homes**

R. Smith moved to approve the Final PDD for Steve Bieda for nine single-family homes on VH-747-101. M. Semrau seconded. **The motion carried unanimously.**

8. **Review and take action on the Preliminary Plat for Lancaster Creek Residential Addition**

G. Farr reviewed the plat, including the staff-recommended conditions regarding easements and stormwater management. M. Semrau moved to approve the Preliminary Plat for Lancaster Creek Estates Residential Addition with the following conditions:

- The utility easements are approved by the Village of Howard Engineering Department.

- Stormwater management is approved by the Village of Howard Engineering Department.
- CBU location and trail easements are approved by the Village of Howard Engineering Department.
- Lot 10 shall be dedicated to the village for stormwater.

D. Kussow seconded. **The motion carried unanimously.**

9. 5:40 P.M. PUBLIC HEARING to consider a request from Velp Avenue Storage for final approval to rezone 1765 Velp Ave., VH-582-4-1, to Planned Development District for an existing day care and maxi storage units.

D. Wiese provided an overview of the PDD request. E. Gulbrand opened the public hearing. The following people spoke:

- John Wolford, who owns the property at 1250 Melody Drive, asked about the distance of the storage units from his lot line and the plan for the trees along it.
- Andy Cote, a representative of Velp Avenue Storage, said the new buildings will mirror the existing storage units, and all conditions will be met. He said the vegetation along the lot line is mostly in wetland and likely will be kept, and all other conditions will be met.

Nobody else spoke. E. Gulbrand closed the public hearing.

10. Action on the request to rezone 1765 Velp Ave., VH-582-4-1, to Planned Development District for an existing day care and maxi storage units

The commission discussed. M. Soletski moved to approve the PDD for Velp Avenue Storage, 1765 Velp Ave., VH-582-4-1, for an existing day care and maxi-storage units, contingent upon the wetland delineation and stormwater approval. M. Semrau seconded. **The motion carried unanimously.**

11. Review and take action on the Final Plat of Hazel Estates First Addition

D. Wiese said the plat allows for the development of 20 single-family residential lots and one outlot. Joel Ehrfurth, who represents the applicant, explained the project is consistent with the Preliminary Plat that was previously approved. The commission discussed. G. Farr explained Hazel Estates was constructed on a former farm field so there are no environmental corridors; however, there is a natural wetland area shown on the original plat that will be maintained and will be available for a future trail connection.

R. Smith moved to approve the Final Plat of Hazel Estates First Addition. M. Semrau seconded. The motion carried 5-1 (No: B. McIntyre).

12. FUTURE AGENDA ITEMS – D. Wiese said the T. Wall United Health project will be coming back soon. The village is researching the potential of creating a TIF District to assist with financing.

13. ADJOURN THE MEETING: M. Soletski moved to adjourn. M. Semrau seconded. **The motion carried unanimously, and the meeting adjourned at 6:19 p.m.**

**Leigh Ann Wagner Kroening
Administrative Assistant**