

**Minutes of the Plan Commission Meeting**  
**Nov. 18, 2019 at 5:30 p.m.**  
**Village Hall Board Room**

**Call to Order** Plan Commission Chairman Burt McIntyre called the meeting to order at 5:30 p.m.

**Roll Call** Present: Plan Commission members President Burt R. McIntyre, Randy Smith, Mark Semrau, Ellery Gulbrand, Natasha Gwidt, Mike Soletski, Daniel Kussow

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

**The Commission recited the Pledge of Allegiance.**

**Approval of agenda** M. Soletski moved to approve the agenda. M. Semrau seconded. **The motion carried unanimously.**

**Action on 10/28/19 meeting minutes** E. Gulbrand moved to approve the minutes from the Plan Commission meeting on Oct. 28, 2019. R. Smith seconded. **The motion carried unanimously.**

**Public Hearing**  
**2289 Oliver Ln PDD** D. Wiese discussed the request from Dave Scheelk for a Preliminary Planned Development District to allow for the construction of a duplex at 2289 Oliver Lane, Parcel VH-1837. He reviewed the original subdivision plat and the zoning requirements for the neighborhood.

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

- Mark Deneys, 2297 Oliver Lane, said the original subdivision plans allow no more than 30 percent of the lots to consist of duplexes, and the neighborhood is already at or above 30 percent. He said two years ago a similar request for additional duplexes was rejected, and this one should be too. He said the existing duplexes have a number of problems, including police calls for irresponsible renters.
- Dave Scheelk, the applicant, came forward to explain his request in detail. He said he and his wife have a wealth of experience managing rental properties, and he has high standards for maintaining the properties and choosing tenants.
- Nick Kehler, 2281 Oliver Lane, said the village should not make exceptions to the duplex ratio rule and that he is “vehemently opposed” to more duplexes, which bring transient renters.
- Shannon Kehler, 2281 Oliver Lane, said the neighborhood has had issues with the existing duplexes, including police calls, and adding more renters will add to the problem.
- Ross Krueger, 2315 Oliver Lane, said not only is the neighborhood already above capacity for duplexes, but Oliver Lane has the majority of them. He said he is opposed to adding any more.

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

**Action on the PDD**  
**For 2289 Oliver Lane** R. Smith moved to deny the PDD request for a duplex at 2289 Oliver Lane, Parcel VH-1837. M. Soletski seconded. **The motion to deny carried unanimously.**

**Future Agenda  
Items/Other**

B. McIntyre said he is still trying to fill the vacant alternate position.

**Adjournment**

E. Gulbrand moved to adjourn. N. Gwidt seconded. **The motion carried unanimously, and the meeting was adjourned at 5:53 p.m.**

Leigh Ann Wagner Kroening  
Administrative Assistant