

The Plan Commission meeting was called to order at 6:00 pm by President Kapaun.
Proper notification was placed in three locations.

Present: Katy Kapaun, Brian Tremblay, Patty Johnson, Jimmy Allen, Steve Melby, Janelle Beal

Absent: Mike Wyss

Guests: Peter Tharp, Angi Goodwin, Kyle Ahrens, Matt Hieb,

Approval of minutes from March 6, 2025

Motion to approve the March 6, 2025 minutes with corrections to Allen and Wyss being absent by Johnson, seconded by Tremblay

Building permits issued and the Building Inspectors Report.

Discussion/action regarding Deer Hill Phase II Subdivision Approval.

Goodwin went through her memo. This is consistent with Phase I. With Phase I the wastewater treatment plant has gone up from 100,000 gallons per day now to 115,000 gallons per day. The daily increase is from Deer Hills. Goodwin said that when we were planning for the first phase, we were anticipating 90 gallons per pay per unit. We have been slower to hit the projections that we planned. The Developers Agreement already includes both Phase I & Phase II so no new agreement is needed. For storm water management they are proposing another pond for the future business area. The Village has always taken over the ponds in other areas, but this is different because of homeowner's association so this should be reviewed at final plat. The public streets are the same as Phase I and there is a short list of minor things to be corrected (1. Update and resubmit Street and Utility Plans as noted on 3.20.25 review memo, 2. Police Department input recommended and 3. Fire Department input recommended) but Goodwin's recommendation is to approve contingent on short list above. Goodwin pointed out the list of future items needed which is common. Melby asked why Cherry Lane goes all the way down to Gibson? This is because of the back being backyards and less flexibility if it is in. We wanted Cherry Lane pushed down to the east-west street and this has happened. Discussed Cherry Lane at West Banister Street going west as Wagner Drive is proposed as a full intersection and only access that would be granted from Highway 65. Radius can be left but hopefully Cherry will connect to Wagner. Melby asked for the max discharge volume, and it is 150,000 before we need to add the next section of piping. This is considered an engineering review. Motion to approve Deer Hills Phase II Subdivision Plan with the contingencies as noted on the 3/25 review memo and positive input from the Police Department and Fire Department by Tremblay, seconded by Beal. Motion carried.

Discussion/action regarding updating the Village Ordinances regarding sheds and accessory buildings in residential areas.

The Plan Commission is looking to maybe put a percentage or maximum size in the ordinances for a storage shed. The homeowner would still need to use the existing driveway and follow the setbacks for the driveway. Plans will have to show how access is going to occur before approval is given. The maximum height could be 15 feet from the finished floor to the top of truss. Commission members like 10 percent but maybe up to 18 feet for height. It is remarkable that we haven't had more requests. Do we want to leave the ordinance or up to 5% of rear yard which is about what we have now so maybe 10%. Our maximum is low compared

to others. If we receive complaints, we can lower it back down. The group decided they were comfortable with a maximum of 10% or 400 square feet or plan commission approval is needed if over this. Discussion continued regarding the height of the structure. 20 feet or not higher than existing residential structures seems appropriate. Motion to recommend changing to 10% of the rear yard green space or 480 sq feet whichever is the lesser of the two, the maximum of 20 feet or same height of the principal structure whichever is the more restrictive by Allen, seconded by Tremblay. Discussion continued regarding pole barn structures. Motion to amend the previous motion to add to exclude pole barn construction by Allen, seconded by Tremblay. Motion carried.

Update regarding commercial/industrial condo plants for updating the zoning ordinances to include commercial, offices, etc. condos as a conditional use.

20 feet or not higher than existing residential structure. Motion to recommend changing to 10% or the rear yard green space or 480 sq feet whichever is the lesser of the two, maximum of 20 feet or same height of the principal structure whichever is the more restrictive by Allen, seconded by Tremblay. Motion to amend to exclude pole barn construction by Allen. Motion carried.

Items for future agenda.

Condo plat - would still like this as condition use.

A new member to replace Allen as he is moving out of town!

Adjourn

Motion to adjourn at 7:29 pm by Beal, seconded by Allen. Motion carried.

Megan Dull
Village Clerk