

PLAN COMMISSION
March 14, 2016



Chair John Swisher called the Plan Commission meeting to order at 5:00 p.m. In attendance: Plan Commissioners: Laurie Adams, David Armstrong, Tim Semo, Matthew Silkey, John Swisher and Scott Thomas. Absent and excused: Mary Nimm. Also in attendance: Village Administrator Mark Johnsrud, Village Planner Mike Slavney with Vandewalle & Associates and Clerk-Treasurer Joan Dykstra.

Statement of Public Notice – This meeting was posted and noticed according to law

Approve Minutes of January 11, 2016

An Armstrong/Semo motion carried unanimously to recommend approving January 11, 2016 minutes.

Resolution 36-16 Certified Survey Map Re-Division of Lot 4 and Lot 5 Serenity Pines Subdivision

Johnsrud reviewed Resolution 36-16, a certified survey map (CSM) showing a re-division of lots 4 and 5 of the Serenity Pines subdivision. Johnsrud stated the Village typically discourages combining residential lots because it reduces density in a platted subdivision, however, Lot 4 is unbuildable due to steep grade. This CSM will combine Lot 4 and Lot 5 of the Serenity Pines subdivision to permit construction on the combined lot. The Village owns the adjacent lot, Lot 50, which is a likely location for a second water tower to serve development to the West and South of the current Village limits.

Adams questioned what the population would need to be for the construction of another water tower? Johnsrud said it is not an issue of population but a service issue as it depends on maintaining water pressure to development that may occur to the West and South of the Village. Slavney said if the Village extends to the West side of the Rock River, there would be a need.

Planner Slavney recommended that the Southern lot line of the CSM should indicate a utility or setback easement of 30 feet and will work with the Village attorney to write a document for recording at the Register of Deeds against the combined parcel regarding the possibility of a future water tower site to the South on the Village owned Lot 50. Johnsrud said the reason for the easement or setback is because condensation could drip or form ice and fall from the tower near the property line. Thomas recused himself and asked that it be placed on the CSM or have the CSM referenced to this document.

An Armstrong/Semo motion carried 5-0-1 with Thomas recusing himself to recommend approving Resolution 36-16 a certified survey map re-division of Lot 4 and Lot 5 Serenity Pines subdivision to include a 30 foot utility easement/setback and also language on a recordable document regarding the possibility of a future water tower site to the South of the certified survey map (CSM).

Next Meeting – April 11, 2016 – 5:00 p.m.

Adjourn

A Semo/Armstrong motion carried to adjourn at 5:17 p.m.

Joan Dykstra
Clerk – Treasurer

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.