

PLAN COMMISSION
April 18, 2013



Clerk Dykstra called the meeting to order in the absence of Chairperson Greg Schopp at 5:30 p.m. This meeting was posted and noticed according to law.

In attendance: Plan Commissioners Nick Ansay, David Armstrong, David Blend, Carol O'Neil and Scott Thomas. Absent and excused Chair Greg Schopp and absent Commissioner Chad Chapman. Also in attendance: Village Trustee Steven Wollin, Village Administrator Mark Johnsrud, Village Engineer Kevin Lord with MSA, Village Planner Sarah Pittz with Vierbecher and Associates, Village Attorney James Hammes and Clerk/Treasurer Joan Dykstra.

An O'Neal/Ansay motion carried to appoint David Blend Chair in the excused absence of chair Greg Schopp.

Approve Minutes of November 15, 2012

Refer to next Plan Commission meeting

Personal Appearances

Michelle Kaltenberg spoke in favor of Rock River Power Sports.

Resolution 22-13 Extraterritorial Subdivision – Timothy Dettmann - Town of Milford

Timothy Dettmann spoke in favor of subdivision but requested a variance to extend right-of-way (ROW) an additional seventeen (17) feet. Scott Thomas indicated that this subdivision is across the Rock River and not likely to be annexed to the Village anytime soon. Requiring an additional seventeen (17) foot of right-of-way (ROW) would make the house a legal non-conforming structure per county zoning.

Jim Hammes, Village Attorney, reinforced that the Village has the right to require the additional ROW per state statute. Sarah Pittz, Village Planner, indicated that the comprehensive plan has to be applied with consistency. Johnsrud asked, "Can the Village provide variances to the Comprehensive Plan without changing the Comprehensive Plan". Jim Hammes recommended requiring the property owner provide a Certified Survey Map (CSM) with a seventeen foot easement *reserved* for future ROW. The property owner would own the property, however the easement area would be protected from development and the owner would have to surrender the property without compensation whenever the ROW is needed.

A Blend/Ansay motion to amend Resolution 22-13 to require submittal of a Certified Survey Map (CSM) with an additional 17 feet along CTH N of Lot 1 designated "easement reserved for future ROW" carried on a roll call vote (5-0).

A Thomas/Blend motion to approve Resolution 22-13 as amended carried on a roll call vote (5-0).

Resolution 23-13 Planned Development – Rock River Power Sports

Mike DuClos, Rock River Power Sports, described the proposed development of a retail power sports building at 400 N. Watertown Street. The proposed building is 28,000 square feet of which 14,000 square feet will be showroom space, 7000 square feet will be parts/service and 7000 square feet is cold storage. DuClos indicated that this will be a Yamaha dealership.

Kevin Lord commented that the site plan lacks access routes and that the building should be flipped with the showroom toward N. Watertown Street. Mike DuClos presented an alternate site plan designated as “Option A”. David Blend questioned the process of this application and indicated that he was not comfortable just approving this development and letting staff, Village Planner and Village Engineer, to approve the balance of the site plan. Johnsrud said this occurred because the applicant provided limited site plan information to reduce costs. Johnsrud said that he would have preferred a complete site plan application including the grading plan, landscaping plan, photometric lighting plan and the stormwater plan. Blend suggested that the Plan Commission meet as many times as necessary to approve the complete site plan including lighting, stormwater, landscaping and grading plans. Sarah Pittz concurred that Option “A” is better than the previous submittal.

An O’Neil/Blend motion recommended approval of an amended Resolution 23-13 Planned Development Rock River Power Sports to approve Option “A” site plan to permit the property owner to begin preliminary site preparation subject to removal of all existing asphalt, and further, subject to approval of a development agreement approved by Village Board, with all other documentation including lighting, stormwater, landscaping and final site plan referred to Plan Commission and Village Board for final approval.

Next Meeting – May 16, 2013

Adjourn

An O’Neil/Ansary motion carried to adjourn at 6:37 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.