

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION AND
JOINT VILLAGE & TOWN EXTRATERRITORIAL ZONING COMMITTEE
held on Monday, May 10, 2021, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

- 1. Meeting called to order by Plan Commission (PC) Chair & Trustee Loren White at 6:30 p.m.**
- 2. Meeting called to order by Extraterritorial Zoning (ETZ) Committee Chair Milt Olson at 6:30 p.m.**
- 3. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 6 Plan Commission members present.

<u>Member</u>	<u>Present</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	EXCUSED
Mumper, Roy	YES

- 4. Roll Call of Joint Village & Town ETZ by Secretary Parker.**

Roll call indicated 6 ETZ members present.

<u>Member</u>	<u>Present</u>
Olson, Milt	YES
Meinel, Steve	YES
Christiansen, Randy	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Hull, Mark	YES

Village Staff in attendance: Donner, Higgins, Wodalski, Wheaton, Falkowski, and Parker. There were about 10 audience member present in person, and 3 present via Zoom. Village President Maloney was also present.

Maloney explained a special Board of Trustees meeting was held today at 4:15 p.m., where they took action on Committee/Commission appointments. He stated that White is now chair of the Plan Commission and Meinel is Vice Chair. He stated the Board approved the appointment of Gayle Marshall as a citizen member; however, she is unable to attend tonight. Maloney stated that he will serve the Plan Commission as an Alternate.

5. Approve minutes from the February 8, 2021 Joint PC/ETZ Meeting. (ETZ)

Motion by Cronin, second by Meinel: To approve the February 8, 2021 Joint PC/ETZ Meeting Minutes.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Olson, Milt	YES
Meinel, Steve	YES
Christiansen, Randy	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Hull, Mark	YES

6. Approve minutes from the April 12, 2021 Regular PC Meeting. (PC)

Motion by Jordan, second by Guerndt: To approve the April 12, 2021 Regular PC Meeting Minutes.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

COMMUNICATIONS

7. Opportunity for citizens to be heard.

Jim Pinsonneault, 5002 Arrow Street, Weston, wants to speak under Agenda Item #18, ii Mobile Vendor Licensing.

8. Written communications received.

None.

PUBLIC HEARING – PC & ETZ

9. Public Hearing – An Ordinance to Amend Various Provisions within Chapter 94 (Zoning Ordinance) and Chapter 74 (Subdivision Regulations) to Add a PD Planned Development District to the Zoning Code and Make Other Miscellaneous Zoning Ordinance Changes.

a. Open Public Hearing.

White opened the public hearing at 6:36 p.m.

b. Presentation by Staff.

Higgins stated this was introduced to the Commission last month, and is putting a planned development district back in the zoning code and subdivision regulations. She stated we used to have a Planned Development Overlay District in the zoning code, prior to 2015. She stated that we currently have an “N” Neighborhood district, and adding this one will create a second special district. She pointed out her outline in the packet that shows where the proposed changes will be. Allows applicants to go through a special process to allow them to do some things that they normally would not be able to do. She gave examples of the Weston Marketplace

and Renaissance both being done as planned developments. This allows PC to look at the specific project rather than having to make a change to the zoning code to allow for things like closer setbacks, taller buildings, etc. Higgins stated with these, there is a public hearing before PC and a development plan is required.

Meinel questioned why this went away. Higgins stated a previous administrator was not in support of this district. Higgins commented how this district would actually help businesses.

Guernndt commented that if someone inquired about this, staff would explain the criteria. He commented how setbacks can be reduced. Higgins stated and the buildings could be higher.

Higgins stated most communities have this in their code.

Cronin asked if fees will be imposed. Higgins stated since there will be more in-depth staff time on this there would be a fee. She stated the fee also makes people think their project through, before just jumping in. Donner stated the fee also covers our publication costs. Higgins stated the publication for our comprehensive plan could be as much as \$600-900, and this would be similar.

Hull stated he is under the impression that the intent is to have public sewer and water served to these. He pointed out that Section 94.2.02(4)(a), includes in that paragraph "...Development within this district is served by public sanitary sewer and water service." He stated that when we delete this paragraph we are also deleting that language, and it does not appear in the new language that that particular sentence is brought back in. He stated if it is the intention of the Village to require that language, then it should be added back in.

White stated you could have PUD or cluster development, on its own private system.

Higgins stated staff will figure out where to add that language back in.

c. Public Hearing/Public Comment Period.

None.

d. Close Public Hearing.

White closed the hearing at 6:51 p.m.

e. Discussion by Plan Commission and ETZ Members.

Cronin and Olson agree to add that language back in.

f. Recommendation from Staff.

Higgins stated staff recommends to send this on to Board of Trustees for approval.

g. Action and Recommendation to the Village Board by ETZ Committee.

Motion by Hull, second by Meinel: to recommend approval to the Board of Trustees the Ordinance to Amend Chapter 94 (Zoning Ordinance) and Chapter 74 (Subdivision Regulations to Add a PD (Planned Development District) to the Zoning Code and Make Other Miscellaneous Zoning Ordinance Changes, with the additional sentence (however staff desires to be put in) that the development is served by public sanitary and sewer service.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Olson, Milt	YES
Meinel, Steve	YES
Christiansen, Randy	YES

Cronin, Steve	YES
Guerndt, Gary	YES
Hull, Mark	YES

h. Action and Recommendation to the Village Board by the Plan Commission.

Motion by Guerndt, second by Cronin: to recommend approval to the Board of Trustees the Ordinance to Amend Chapter 94 (Zoning Ordinance) and Chapter 74 (Subdivision Regulations to Add a PD (Planned Development District) to the Zoning Code and Make Other Miscellaneous Zoning Ordinance Changes, with the additional sentence (however staff desires to be put in) that the development is served by public sanitary and sewer service.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

ADJOURN ETZ

10. Remarks from ETZ Members.

11. Adjourn ETZ.

Motion by Hull, second by Christiansen: to adjourn ETZ at 6:55 p.m.

PUBLIC HEARING – PC

12. Public Hearing – Project #20210136 Alexander Liegl, 7005 Brianna St, requesting a Conditional Use Permit to allow a proposed Accessory Structure (for Residential Use) exceeding 15 feet in height, at his property at 7005 Brianna Street, within the SF-S (Single-Family Residential – Small Lot) Zoning District. The building is proposed to be 20.5 feet tall. The property is described as Part of the NW ¼ of the SW ¼ - Lot 2 of CSM Vol 25 Pg 167(#6767) (DOC966223) of Section 24, T28N, R8E, Village of Weston, Marathon County, Wisconsin. The parcel is identified as PIN 192-2808-243-0984.

a. Open Public Hearing.

White opened the public hearing at 6:56 p.m.

b. Presentation by Applicant.

Alex Liegl, 7005 Brianna Street, was present via Zoom. He stated he is looking for the building height to go 2.5 feet above the 15-foot maximum standard to allow for more storage area. Guerndt asked the height of the existing home, or if the structure will be taller than the home. Liegl thinks the height will be similar. Wheaton stated he has a 1-story about 18-feet tall.

Jordan questioned if the trusses for the structure will be engineered to hold a snow load. Liegl stated yes it will be engineered for that. He does not plan to store anything in the building that will affect the weight.

c. Public Hearing/Public Comment Period.

None.

d. Close Public Hearing.

White closed the hearing at 7:00 p.m.

e. Discussion by Plan Commission Members.

None.

f. Staff Report.

Wheaton stated the building will still be within the minimum 800 square feet requirements. Staff recommends approval.

White questioned the sketch being a hand-drawing. Wheaton stated he is using existing slab and Tatro and Maguire will be inspecting this project through different stages.

g. Action and Recommendation to the Village Board by PC.

Motion by Cronin, second by Meinel, to approve Project #20210136 for Alexander Liegl.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

13. Public Hearing – Project #20210127 Gary Moll, 5401 Birch St, Weston, requesting a Conditional Use Permit to allow a proposed Accessory Structure (for Residential Use) exceeding 800 square feet and exceeding 15-feet in height, at his property at 5401 Birch St, within the SF-S (Single-Family Residential – Small Lot) Zoning District. The building is proposed to be 2,000 square feet and 19.5 feet high. The property is described as Part of the NW ¼ of the SE ¼ - Lot 4 of CSM Vol 28 Pg 186 (#7413) (Doc#1001202), Section 17, T28N, R8E. The parcel is identified as PIN 192-2808-174-0904.

a. Open Public Hearing

White opened the public hearing at 7:03 p.m.

b. Presentation by Applicant

Jess Kufahl, of Quality Built Garages, 5411 Naugart Drive, Merrill, was present and explained the project is typical to what they normally do. Currently there are multiple buildings on the property. The owner has a very large yard and would like to raze and remove the existing structures and build this (actually to be 1,600 sq. ft.) building. Kufahl stated the building will be aesthetically pleasing and at a height of 19.2' (the house is about 16'). Kufahl stated this building will be used to store cars that the owner collects, that are currently stored outside.

c. Public Hearing/Public Comment Period

Lynn Lodholz, of South Dakota, was present and questioned the building of the garage. When would it take place and how long will the construction take. Kufahl stated pending this approval, they will start in next couple

days, with the walls up by the end of June. He stated they work consecutive days at one project at a time. He stated they will keep their mess to a minimum. Concrete is a couple weeks to cure.

d. Close Public Hearing

White closed the hearing at 7:08 p.m.

e. Discussion by Plan Commission

Wheaton stated the code restricts to 800 square feet, but through CUP you are allowed to maximize the size. This property is just under 2 acres.

f. Staff Report

Wheaton stated will help clean up lot and bring all the buildings to one building. Staff recommends approval.

g. Action by Plan Commission

Motion by Meinel, second by Guerndt, to approve Project #20210127 for Gary Moll.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

14. Project #20210137 Heath Tappe, of Denyon Homes, 5309 Schofield Ave, Weston, on behalf of property owners, William Hinner and Margaret Kaetterhenry, 172577 Boundary Rd, Hatley WI 54440, requesting the official zoning map and future land use map be amended to change the zoning designation and land use designations on the following properties owned by William Hinner and Margaret Kaetterhenry:

- **A rezoning of the northern 918,713 square feet or 21.091 acres, more or less from RR-5 (Rural Residential- 5 Acre) Zoning District and AR (Agricultural and Residential) Zoning District to MF (Multiple Family Residential) Zoning District and land use designation from Planned Neighborhood to Multiple Family Residential.**
- **A rezoning of 169,481 square feet or 3.891 acres, more or less of the property from RR-5 (Rural Residential- 5 Acre) Zoning District and AR (Agricultural and Residential) Zoning District to 2F (Two Family Residential) Zoning District and land use designation from Planned Neighborhood to Two Family Residential**
- **A rezoning of the southern 2,345,336 square feet or 53.842 acres, more or less of the properties from AR (Agricultural and Residential) Zoning District to SF-S (Single Family Residential – Small Lot) Zoning District and land use designation from Planned Neighborhood to Single Family Residential - Sewered.**

a. Open Public Hearing

White opened the public hearing at 7:13 p.m.

b. Presentation by Applicant

Nick Bancuk, of MTS, 404 Franklin Street, Wausau, was present on behalf of Heath Tappe, of Denyon Homes, 5309 Schofield Avenue, who was also present. Bancuk stated they are asking to do transitional zoning on these properties for a residential subdivision. He stated this property had a future land use of Neighborhood District, which requires a commercial component. He stated to the north is Birchwood Highlands, and to the west is a residential subdivision. He explained the transition of multi-family to the north, then two-family, followed by single-family.

Guerndt questioned the zero-lot line structures. Bancuk stated those are for duplexes or zero-lot lines.

c. Public Hearing/Public Comment Period

Dennis Wayda, 9002 Birch Street (southwest corner of Windsor Drive and Birch Street), confirmed that the multi-family portion, there will be another multi-family development east of that area, that is closer to Camp Phillips Road, and if there will be a road running through there. Higgins stated when the other multifamily development (by Swiderski) comes in, the Village would like some attached driveway for emergency purposes, not meant as a thoroughfare. Wayda questioned the potential number of apartments in the multi-family area, and Bancuk stated they are thinking about 80 units. Bancuk stated there are significant wetlands on the north and south sides of this development, along with the ATC and ANR lines that do limit the development some. Wayda questioned the stormwater runoff, and if there will be curb and gutter or ditches here. Bancuk stated there will be curb and gutter and stormsewer. Bancuk stated there is an outlot planned to capture stormwater runoff.

Donner explained that the Village will be reconstructing Birch Street, and there will be changes in grading to improve drainage in this area. Wodalski commented that on the south end of this area, there is a culvert that plugs up. Donner stated that issue should be fixed with reconstruction of Birch Street. Wodalski stated a multi-use path will be put in along the east side of Birch Street. Wayda questioned the speed limit. He stated Birch Street is a thoroughfare, and he is concerned about the additional families that will be traveling to Birch Street. He questioned if the Village would add a stop sign or reduce the speed limit. White stated the east-west streets would have stop signs. Wayda would like some sort of control.

Guerndt questions if Birch Street will be curb & gutter. Wodalski stated we will likely keep the ditch sections for DNR regulation on stormwater, otherwise would have to treat the stormwater.

Cronin asked if a design is done with the Birch Street project yet. Wodalski stated still in preliminary stage, and may be in June. Cronin stated the residents can come in at that point to see the plans.

Lawrence Zimmerman, 8404 Birch Street, commented there is a lot of traffic that comes off of Camp Phillips Road and Alderson Street, who then drives up Birch Street.

White read an e-mail submitted from Curt Villiard, of 8404 Leeds Court, which was attached in the meeting packet.

Wheaton stated the lots along the south side are larger in size due to the wetlands making some of the land not buildable. She stated code does not require a buffer, since this is a local road. Wodalski stated lighting will be added at intersections. Wheaton stated sidewalk is planned to be added within this development. Wheaton stated the development can't shed any more water off its property, as to what is on there now. Cronin feels this development would help with flooding.

Guerndt pointed out the planned walking path on Birch Street. He then commented how we did not require sidewalks in the Windemere Subdivision, but are now requiring it here, and how do we add walking path on Birch Street. Wodalski stated there will be a concrete shoulder (like Misty Pines) a ditch, and street crossings.

It was discussed that the multi-use path is consistent with Weston Avenue, and will maintain that larger path. There will be storm sewer to move storm water.

Mary Kluz, 1207 Kent Street, Wausau, was present via Zoom, representing her father, Alfred Kluz, of 8102 Birch Street. Kluz stated she would recommend considerations be taken for the number of wetlands that we will not be dealing with. Last time things were done for Birchwood Highlands and Birch Street, near Weston Avenue, there were changes in the hydrology that happened due to the construction. She stated it would behoove the Village to consider what we are doing that is changing things for other people. Similar to Gaska Park, where there are springs coming up. She stated she is not against this, but just asked to take consideration for the neighbors currently there.

Wheaton stated the reason this is set up the way it is, is due to the wetlands. Bancuk stated the wetlands have been delineated.

Wayda stated that this project seems to be tied to the reconstruction of Birch Street. He would not be comfortable until we saw plans with the Birch Street project. He stated he is not against the project, but is concerned about the drainage and the number of people who will be driving, walking and biking through here. Wodalski stated one reason for Birch Street to get reconstructed, is it is not a good spot for vehicles and pedestrians to share the narrow roadway. This will create a separate path for pedestrians. He foresees there being pedestrian crossing signals, to make crossings more safe. He stated with the construction, they are trying to keep the water in the right-of-way, instead of shedding into properties. He stated Birch Street will be about 28-feet wide, with a path on the east side. Guerndt stated would be a benefit if we can keep water from running across to the west.

Cronin asked the timeline. Bancuk stated to start construction this fall yet. Wodalski stated the final design for Birch Street will be fall, with construction in spring.

Wayda asked if the Birch Street project is confirmed. Wodalski stated we received a DOT grant for the project, and it is part of our CIP. White commented that Birch Street reconstruction was deferred from a few years ago. Wodalski stated in past we got grant money for paths only, and it seemed like a bad use for money when the rest of the street needs to be reconstructed.

Tappe stated the internal stormwater system will take water to southeast of the development. There should be not be any water into Birch Street, if there is it would be from the Birch Street project. Tappe stated they support the Village with what they do for speed limits. Tappe stated he met with the Village and identified this property as one recommended to develop. His intention was to begin construction on August 1st. The other option would be to start later.

Meinel stated he lives on Alderson Street, and has a 5-foot ditch off of Alderson. Wodalski stated the west side of Birch Street would be re-ditched. He stated we are looking at a concept of ditching both sides of road right-of-way.

Zimmerman stated on the road width, his abstract says 3-rod road. If the plans show Birch Street is a 4-rod road, then the right-of-way comes up to his house. Wodalski stated may have to come with a curb section. He stated there are still some unknowns, but will figure it out.

d. Close Public Hearing

White closed the hearing at 7:48 p.m.

e. Discussion by Plan Commission

None.

f. Staff Report

Higgins stated the PC is being asked to recommend to the Board of Trustees a change to the Comprehensive Plan and recommending the Rezone. The Comprehensive Plan Amendment Public Hearing is scheduled for June 21st. She stated if approved, then both will be approved at the meeting on the 21st.

Wheaton stated the RFC handed out is for the Resolution to the Board. Higgins stated there are two actions tonight.

Cronin confirmed this is just the rezone and Comprehensive Plan.

g. Discussion and adoption of Resolution.

Motion by Guerndt, second by Mumper, to approve Resolution #20210137.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

h. Discussion and Recommendation to the Board of Trustees on the Rezone Request.

Motion by Meinel, second by Cronin, to approve the rezone for Project #20210137 for Heath Tappe, contingent on final plat approval.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

NEW BUSINESS

15. Project #20210077 – Discussion and action on proposed preliminary plat for the Hinner Springs Subdivision.

Higgins stated the Village has not had a preliminary plat submitted for some time. She explained how we have to add conditions to the preliminary plan, and those conditions must be included on the final plat. Higgins stated staff interpreted the discussion on the sidewalk requirement different from the applicant.

White commented on the mailbox location. Higgins stated we do not have much choice in that, as the Post Office regulates that. There was further discussion on the mailbox plans, and Donner stated this is not something that gets included in the Developer’s Agreement, and not a conditional of the approval.

Higgins stated staff and the EPMD Chief is not in favor of one of the proposed street names "Stillwater Lane" as they felt it could be confused with Stillwater Landing Manufactured Home Park, in the case of a 911 call. Tappe stated Marathon County Zoning said the name was available. White commented on how when a 911 call comes in, it is tracked by the location of the phone. Higgins stated the Village has the authority to name streets in the Village not the County. The Village voluntarily follows the County's addressing program. Tappe stated they still want the Stillwater name.

Guerndt questioned the sidewalk issue. He stated he thought it was for a 2-sided sidewalks on north road as there would be more density, and then proposing sidewalk on one side everywhere else in development, along with adding the sidewalk connection between development and Birch Street and along the ANR line. They thought PC was in favor. Tappe stated discussed mountable curb. Bancuk stated not asking for road narrower. Bancuk stated they are requesting a 5' sidewalk on one side. White recalls the flag curbs, versus mountable, or ditch being discussed. Bancuk stated they are hoping to discuss the street trees, and that the developer would like to see an option for 1 tree per lot, and not until when the home is occupied. Bancuk stated sidewalks on both sides of the road equates to \$2,500 per lot. Maloney stated his previous comment on how many houses are currently available, and how people are paying more for the lots than is what is being asked. Maloney stated to only require sidewalk on one side is a short-term savings. Maloney agrees that sidewalks belong on both sides. White stated in the Crestwood subdivision, the Village is requiring sidewalks on both sides, which the Village is paying for. Tappe stated that is a valid point, but someone then needs to maintain them. It was pointed out the Windemere Subdivision does not have sidewalk and they still have good foot traffic. Tappe stated he is afraid that neighbors from all over will walk their sidewalks. He stated there have been no concessions from the Village on how to help with development costs. Tappe stated whatever is decided, they will honor.

Maloney questioned if these roads are similar in width as Sandy Lane? Donner stated these roads are narrower. Wodalski discussed width of pavement. Guerndt stated a concession could be to have a more narrow road. Wheaton reiterated the motion from the March 8th Plan Commission, which was for 60 foot right-of-way.

Mumper questioned the purpose of the curb and gutter. Wodalski stated is to direct stormwater and the sidewalk is for safety. Mumper commented on his own subdivision. Meinel stated his father-in-law lives in Windemere Oaks where there is no sidewalk. Mumper commented he does not see that much traffic produced here, other than those living here and would support 1-sided sidewalk.

Guerndt thought we discussed allowing a 24-foot wide road and sidewalks on both sides.

After further discussion, it was agreed by Jordan, Guerndt, Mumper, and Cronin to allow for a narrower road and sidewalks on both sides.

Jordan questioned the Parkland Dedication Fees, Higgins stated currently it is \$244 per single-family lot. Wheaton stated it would amount to about \$25,000.

Cronin confirmed MTS will do erosion and stormwater on site. Bancuk stated 70% of the stormwater will end up in southeast lot. Some of the lots with backyards to Birch Street may drain to Birch Street, but should go into the ditch. It was discussed that DNR rules require they look at different rain events and have to be sure no more runoff will occur than now.

Guerndt stated he thinks this development will help the area out as far as drainage.

Bancuk stated there is a potential for this development to be done in 2 phases (north and south). Higgins stated that would just need to come through at final and included in the developers agreement.

After further discussion, it was agreed to not require the sidewalk along the gasline (between lots 31 & 32 and 15 & 16), but to still include the path out to Birch Street (between Lots 13 & 14). Tappe is okay with that path to Birch Street. Cronin is fine getting rid of the walkway over ANR. There was some discussion on the utility easement, and the stormwater easement which is for maintenance for sanitary cleaning.

Motion by Jordan, second by Cronin, to approve Project #20210077, Preliminary Plat for the Hinner Springs Subdivision to the Board of Trustees with the following conditions: to rename Stillwater Lane; to have sidewalks on both sides of the streets, with the pavement to be 24 feet, instead of 30 feet; to require Parkland Dedication Fees, in lieu of land dedication; updated civil plans as approved by Public Works Director; allow the developer to work out a plan for mail delivery with the Post Office; and the execution of a Development Agreement. Q: Guerndt questioned if we need to get involved in CBU's.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

STAFF REPORTS

16. Acknowledge Report re: April 2021 Staff-Approved Certified Survey Maps and Site Plans

17. Acknowledge Report re: April 2021 Building Permits

Motion by Cronin, second by Guerndt, to acknowledge Items #16 - 17.

Yes Vote: 6 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

<u>Member</u>	<u>Voting</u>
White, Loren	YES
Meinel, Steve	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Marshall, Gayle	-----
Mumper, Roy	YES

MISCELLANEOUS

23. Project Updates

a. Continued Discussion of Needed Amendments to Chapter 94 Zoning

i. Sign Code

Higgins will bring this back at a later meeting to touch on the political sign issues.

ii. Mobile Food Vendor Licensing

Higgins stated Pinsonneault is working with the Clerk's Department on this.

Pinsonneault acknowledged this agenda item tonight is just for information. He stated he is looking forward to helping the Clerk's Department with this project. He stated he found discrepancies in the zoning code versus the business licensing.

b. Chapter 14

Higgins stated she is still needing to meet with Tatro and Maguire on this.

c. Park Impact Needs Assessment

Higgins stated this is ready to go, but the Schofield and Weston Avenue Corridor plans took first priority.

d. Schofield Avenue Corridor Plan

e. Weston Avenue Corridor Plan

Higgins stated these will be brought up on May 24th at Weston Lanes (Schofield Avenue @ 5pm and Weston Avenue @ 7pm). She pointed out she handed out paper copies for their review. A large mailing went out to people within these areas. She has talked to a few people. She stated we are holding this at Weston Lanes in anticipation of a big attendance. She stated this will be a joint PC meeting with the Board.

19. Next Meeting Date

a. Monday, May 24, 2021 @ 5pm – at Dale's Weston Lanes – Joint Public Hearing with BOT on Schofield Avenue Corridor Plan.

b. Monday, May 24, 2021 @ 7pm – at Dale's Weston Lanes – Joint Public Hearing with BOT on Weston Avenue Corridor Plan.

c. Monday, June 14, 2021 @ 6pm – Regular Meeting.

20. Remarks from Staff and Commission Members.

Maloney recognized Wheaton for passing her AICP exam.

Guerndt stated he won't be in attendance at May 24th, meetings.

Wodalski confirmed there will be a Zoom link. He stated he won't be in attendance, but he believes Nate Crowe will be operating the Zoom.

ADJOURNMENT

21. Adjournment of PC

Motion by Jordan, Second by Guerndt, to adjourn at 8:39 p.m.

Mark Maloney, Plan Commission Chair and Village President
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary