

PLAN COMMISSION MEETING MINUTES
August 3, 2022
VILLAGE HALL @ 6:30PM

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CALL TO ORDER – 6:30 PM /PLEDGE OF ALLEGIANCE/ROLL CALL: Busse, Destree, Karow (6:40pm), Smith, and Richter - present, with Skinner presiding. Laura Roesslein, Village Administrator, and Julie Harms, Deputy Clerk also present.

MOTION BY SKINNER, SMITH, CARRIED, TO APPROVE PLAN COMMISSION MINUTES FROM JUNE 22, 2022.

MOTION BY SKINNER, DESTREE, CARRIED, TO RECOMMEND TO THE VILLAGE BOARD A ROAD VACATION FOR A PORTION OF FORMER CTH F THAT WAS THE WEST SPUR OF THE "TRIANGLE" (LAKE DR.) CONNECTING CTH F AND CTH EM. THIS SECTION WILL BE VACATED AND SPLIT EQUALLY BETWEEN THE TWO ADJACENT PROPERTY OWNERS. Skinner stated this was just clean-up from the prior Pond Rd/Karow Rd vacation.

MOTION BY SKINNER, SMITH, CARRIED, TO RECOMMEND THE VILLAGE BOARD A CSM FOR:

- LOT 1: 469 WALDECK DR. PARCEL #86-4-119-282-2355 / 2353
- LOT 2: 465 WALDECK DR. PARCEL #86-4-119-282-2351
- LOT 3: 461 WALDECK DR. PARCEL #86-4-119-282-2345
- LOT 4: 445 WALDECK DR. PARCEL #86-4-119-282-2330 / 2335 / 2340

Jim Condon, Engineering Consultant, from Condon & Associates, 5415 Business Pkwy, Ringwood, IL, and Edward Hinz of 441-465 Waldeck Dr, Twin Lakes, WI addressed the members and proposed a CSM to take 7 lots and make into 4 total. One lot with a home would be remodeled and one would have a new home built. Karow, Destree, Busse and Skinner all stated they had concerns about the steep incline and how runoff would be prevented to the lake. Condon stated proper engineering and drainage would be submitted with plans for the Village Engineer to review. Hinz also stated he is well aware of the steep incline and drainage issues and that they would all be addressed in the plans. He has owned the property since 1979 and know where the water goes. Condon stated that the homes are set back more than enough so that runoff would be slowed by a long grassy area. There is also an easement for a pedestrian pathway for the current lot owners to use.

MOTION BY KAROW, RICHTER, CARRIED, TO RECOMMEND THE VILLAGE A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE TO EXCEED THE 3000 SQ. FT. ALLOWABLE – 2026 360TH AVE- PARCEL #86-4-119-273-3011 WITH THE CONDITIONS AND STIPULATIONS THAT ELLIS BORDER, THE BUILDING INSPECTOR, REVIEWS THE LOCATION OF THE PROPOSED ACCESSORY STRUCTURE AND BREEZEWAY TO MAKE SURE FUTURE SETBACKS FOR FUTURE LOT 2 ARE ACCEPTABLE FOR THE LOCATION OF THE BUILDING. Cheree' Molitor was back requesting a Conditional Use Permit to exceed the 3000sqft allowable and build an additional building attached by a breezeway for an approximate total of 5000sqft. Karow, Destree and Skinner advised Molitor to make sure she had all her measurements, location and setbacks for current and future plans exact before submitting for a permit so that they were not revisiting this again.

MOTION BY SKINNER, SMITH CARRIED, TO ADJOURN AT 7:22PM

DISTRIBUTION

Administrator
Clerk
Treasurer
Plan Commission
Building Inspector
Pres/Trustees