

PLAN COMMISSION MEETING MINUTES
FEBURARY 1, 2023
VILLAGE HALL @ 6:30PM

wav file available indefinitely
transcribed by Laura Roesslein
unapproved minutes' subject to approval

CALL TO ORDER – 6:30 PM /PLEDGE OF ALLEGIANCE/ROLL CALL: Busse, Destree, Karow, Perl, Richter, Smith -present, with Skinner presiding. Laura Roesslein- Village Administrator also present.

MOTION BY SKINNER, SMITH, CARRIED, TO APPROVE THE PLAN COMMISSION MEETING MINUTES FROM JANURARY 18, 2023.

Conceptual Plan Review for Sunset Subdivision at 2301 East Lakeshore Drive. Dominic Marlow, Village Planner, presented to the Plan Commission on the proposed subdivision. In summary, the applicant is looking to put 20 units to the East of E. Lakeshore Drive and 2 parcels to the west of E. Lakeshore Drive. The parcel is currently zoned Residential. The land was recently woodlands and was designated as a Primary Environmental Corridor by the Southeast Wisconsin Regional Planning Commission (SWRPC). The parcel was cleared of the majority of the trees prior to this meeting. Marlow noted that this proposal is currently under review by SERPC because of the environmental features on the site.

Bill Busse asked how and when this property stopped being an environmental corridor. Dominic Marlow responded that he is still trying to figure out if Kenosha County considers it an environmental corridor. Marlow believes that this property may have stopped qualifying as an environmental corridor before this development was proposed but he is not certain on the timeline of that yet. He is working with SWRPC for further clarification.

Chris Hodges, Applicant Engineer, asked for guidance from the Plan Commission on three items. The items being: direction on the subdivision, the sewer connection, and driveway access. Skinner responded that the Plan Commission would not have a problem with the sewer placement and that it should be cut through the road before the East Lakeshore Drive project starts in the spring. The rest of the Plan Commission members agreed.

Bill Busse asked about drainage for this subdivision. He asked about the storm water areas and who is going to maintain those areas. Chris Hodges responded that the plan would be for the homeowner's association to maintain them.

Rob Gauger, 216 Schoors Ln, expressed concern over the extra volume of homes contributing to water issues in the surrounding area.

Skinner stated that this plan should be looked at closely by SERPC to find out about the density of this plan as well as the status of the environmental corridor. Skinner added that this Plan Commission would like to see a plan that has significantly less units than the plan in front of them tonight. Busse agreed. Karow also agreed. Karow added that all of the new development in that area has been larger lots with larger setbacks from the road. Destree asked if the connection of the road to the East to Matthew would be able to happen. Skinner answered that he thinks that the property in-between the proposed road and Matthew is owned by the Whispering Oaks subdivision. Skinner added that there is still the outstanding issue of the clear cutting of the trees that needs to be addressed before this proposal can move any further. Carol Smith added that he would not support the connection of this road to Matthew Ave. because Matthew is already a busy street.

Chris Hodges asked the Plan Commission if they would be okay with two lots on the lake side and three lots on the non-lake side. Skinner responded that number of lots would work. Hodges asked for 5 lots on the non-lake side. Skinner responded that the Plan Commission would be much more interested in that then the plans that they have in front of them tonight.

MOTION BY SKINNER, SMITH CARRIED, TO ADJOURN AT 7:17PM