

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

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CALL TO ORDER- 6:30 PM / PLEDGE OF ALLEGIANCE / ROLL CALL: Destree, Busse, Perl, Karow, Richter – present. Dominic Marlow – Village Planner, and Laura Roesslein – Village Administrator also present. Skinner absent.

Motion by Smith, Busse, Carried to approve the Plan Commission meeting minutes from February 1, 2023.

Review and recommend to the Village Board a CSM for parcel #85-4-119-164-1000.

This is a request from the property owner as well as Kenosha County to clean up the property lines in this area.

Motion by Destree, Smith Carried to recommend to the Village Board a CSM for parcel #85-4-119-164-1000.

Discussion regarding a Preliminary Certified Survey Map for parcel #85-4-119-211-3540.

Ivan Pernell N 941 Daisy Drive, Genoa City WI. Ivan Pernell Lot 4 has been sold, survey map, preliminary hearing. Wants to move the lot line. Will have to come back next month.

Discuss and consider for approval the Design Review for Family Dollar/Dollar Tree at parcels # 85-4-119-211-4880 & # 85-4-119-211-4890.

Andy Gabbart appeared by phone. was called and stated that all the requested changes were made. Motion to approve Busse, no opposed added to March agenda

Dominic Marlow stated that in correspondence with the village engineer during the preliminary review, the engineer had no concerns but noted a suggestion to move the silt fence out of the wetland boundary but nothing else was important enough to be brought up during the design review process.

Karow asked if Gabbart had fully reviewed the memorandum from Graeff and made the appropriate adjustments and agreed to the recommendations. Andy Gabbart confirmed.

Motion by Karow, Smith Carried to recommend to the Village Board the building of a Family Dollar/Dollar Tree at parcels #85-4-119-211-4880 & #85-4-119-211-4890.

Discussion on the Conceptual Plan Review for a proposed subdivision at 2020 East Lake Shore Drive.

Mark Pollinaro – Principles of Partners and Design. Applicant is looking to put (6) 2 units of residential buildings, (10) independent garage units (2 cars each) on a 3.2 acre site. 10 garages will be rented by residents only and will match the homes in style. Looking for an exception to the impervious surfaces' requirement. Board has concerns about parking there is only 10 garage units for 12 homes. Board also has concerns about how people will get in and out of the property

including emergency services, if the condo association would take ownership of the maintenance of the retention pond. Sent letters to neighbors to gauge level of support for the project.

Jeff Martin 2010 E Lakeshore drive expressed concern about the lake access easement and how 12 families would add to the congestion of the unimproved easement. There is a court order concerning this easement and its usage. Stated that the development is geared towards adults without children when the area is oriented towards families with children.

Don Schmidt 2023 Matthew. East of development expressed concerns about drainage, does not believe that houses built on this parcel can have basements due to all the water. The property is in a bowl and all the water from the surrounding areas goes to this property. States that if these condo's are built it would depreciate his property due to no longer being able to look out the windows and see woods, you will see condos.

Rhett Surre 2023 E Lakeshore Drive. Lives directly across from the property. Says there are plenty of other lots zoned for this type of property development. States that he is concerned for safety. There is a sharp turn and a blind hill. States that DNR regulations were not followed when the retention pond was moved. States that there are wetlands in the area of development.

Harry Nicide 2013 East Lakeshore Drive. Expressing concerns with the water and where it flows. Owns easement, has concerns about safety.

Chris Sturgeon 2027 Matthew – has a wall behind his house that is blown out due to storm water runoff. Requesting an impact study concerning the water and drainage and storm water management.

Board wants the following issues addressed:

1. Emergency Services access
2. Density and Stormwater concerns
3. Engage the Village engineer on how to manage water issues.
4. Cut the buildings down to 4 instead of 6 due to safety.

Motion by Karow, Destree, carried to adjourn at 8:10pm