

**PLAN COMMISSION MINUTES
JANUARY 11, 2016**

CALL TO ORDER: 6:30 pm

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Bill Shadid, Mary Ellen Gray, Peter Nilles and Tony Laszewski were present. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Baum second Shadid to Approve the minutes from 12-14-15.*

MOTION carried unanimously.

Infocor – W129 N10880 Washington Drive. The application is for sign approval for the recently completed facility in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed monument sign for Infocor located at W129 N10880 Washington Drive subject to the following condition:

- 1. In the future, if the sign is internally illuminated, the sign panels with the white background shall be opaque or dark in compliance with the Village's sign regulations.*

MOTION carried unanimously.

Northwoods Laser & Embroidery – N114 W18621 Clinton Drive. The application is for wall sign approval for an industrial building in the Industrial Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for the building located at N114 W18621 Clinton Drive subject to the following condition:

- 1. The owner/operator of the Northwoods Laser & Embroidery shall obtain a Zoning Permit prior to sign installation and occupancy.*

MOTION carried unanimously.

Steve Stoffel – N104 W14281 Donges Bay Road. Consultation regarding a potential 4-lot Certified Survey Map (CSM) land division of a 7.14-acre parcel (Rs-4 Zoning District) located between Donges Bay Road and the northern terminus of Gatewood Place. Planner Retzlaff summarized the proposal. He explained the property was subject of a 9 lot subdivision plat that was approved in 2008 and included an extension of Gatewood Place from the south to Donges Bay Road. The approvals expired in 2010 because the development never commenced. The current proposal is for 4 lots with no extension of Gatewood Place. The lots will be accessed by way of 2 shared driveways, one off Donges Bay Road and the other from Gatewood Place. He indicated the Public Works Committee had reviewed the proposal and did not make a recommendation regarding the extension of Gatewood Place but did

recommend the water main and sanitary sewer be connected to existing services. He said Plan Commission should discuss whether the extension of Gatewood Place should be required as is stated in the subdivision code and land use plan and as recommended by staff. Plan Commission should also discuss lot size and density. Discussion followed.

Tim Hiller, The Hiller Company, explained that wetland requirements, stormwater regulations and infrastructure costs have made the project challenging and cost prohibitive to develop with additional lots.

Plan Commission members had the following comments:

- o Is it imperative that Gatewood be extended to Donges Bay.
- o Residents may not support the road extension or want more traffic
- o No problem with density or access for Fire Department
- o Fire Department recommends that Gatewood be extended, but will need a hammer head or cul de sac for a fire truck to turn around if it is not extended
- o No problem with a 4 lot development.
- o All utilities should be connected through
- o Cul de sac preferred at the end of Gatewood Place
- o Gatewood Place should go through – will create a sense of community
- o 6 lots could fit on the parcel
- o Would like to see a 5 lot proposal
- o The existing cul-de-sacs in Berrywood are over the recommended length of 500 feet.

Mike Berry, Capital Survey, asked if a hammer head turn around would be acceptable because a cul-de-sac is so much larger. Trustee Baum said a cul-de-sac is a better solution.

Planner Retzlaff said this area is classified as low density residential, but the proposed lots are twice that size. He said this is an ideal property to maximize density, but the cost is a concern for the developer without regard to the Village's future plan. Discussion continued.

Chairman Wolter had no problem with the 4 lot proposal and indicated he would walk the neighborhood to get the residents input if they support Gatewood Place going through.

This item was a consultation only. No action was taken.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant