

PLAN COMMISSION MINUTES

June 28, 2021

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Matt Kimmler, and Peter Nilles were in attendance. Commissioners Bill Shadid and Bob Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

Bill Carity, Carity Land Corp. and Brian Kazmierczak, W202 N11420 Merkel Drive, reviewed their plan for a future development.

Community Development Department/Graef - 2050 Comprehensive Plan Project Status and

Discussion: Director Retzlaff summarized the virtual workshop meeting held on March 22nd outlining the NDC map, concept plans and introduction to the Social Pinpoint website that was used to generate feedback. He explained this meeting would review summary information on the survey results and overall project status.

Craig Huebner, Graef, reviewed where we are in the LUP update process and said a final draft plan is being created and will be previewed at the next public information meeting. Danya Littlefield, Graef, summarized the visual preference survey. The Holy Hill Gateway and Village Center areas received several comments.

Discussion followed. Comments included:

- The Village Center comments reflected positive reviews
- Update to lighting guidelines needed
- Locations for future subdivisions discussed and where entry level housing could be located.
- Description for conservation subdivisions needed, define open space requirement
- Need to identify future transportation, road extensions, proposed industrial area, trails
- How comfortable are we with the definitions in the future land use table and are we content with the level of flexibility in the desirable/undesirable category.
- Because the plan has been delayed, should there be 2 public hearings
- Open house meeting will show the plan and highlight different chapters and different drafts
- Most people are only interested in what's happening around them and what will change in the future
- A question and answer area and land specific areas of plan should be included at a meeting
- Need another meeting to receive input, workshop type format
- More publicity is needed, use new Village sign to advertise, hang banners
- Discuss comments received and highlight changes made to address those concerns
- Village Center discussion

The goal moving forward is to have in person meetings and present what we have been come up with, and what's been discussed and talked about. There should be a break down and the end of the meeting with an opportunity to talk.

ANNOUNCEMENTS: Chairman Wolter said the 4th of July celebration begins with the parade starting at 3 pm and fireworks at dusk.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:44 pm.

Respectfully submitted

Lori Johnson, Planning Assistant