

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
December 12, 2017

1. The meeting was called to order by Chairman G. Nickerson at 6:30 p.m. in the Board Room of the Village Hall.
2. Roll call was taken with the following present:
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, M. Radomski, A. Mull and C. Schafer.
Village Clerk: R. Bagley
Absent: Commissioners N. Treder and M. Schreiber.
Others Present: Bldg. Inspector S. Johnson, Atty. J. Walden, M. Bendler and R. Bendler
3. Pledge of Allegiance was recited.
4. Approval of October 10, 2017 Plan Commission meeting minutes.
Motion by A. Mull, seconded by D. Stellpflug, to approve the October 10, 2017 Plan Commission meeting minutes as written. Motion carried.
5. **Plan of Operations, Site Plan, and Signage & Outdoor Lighting Plan for Kodiak Truck/Ryan's Diesel Service for light truck repairs located at 100 N Oakridge Drive.**
Mark and Ryan Bendler presented the proposal for their business to be located in the building in the Industrial Park at 100 N Oakridge Drive after Hansen Auto, LLC moves to its new location. The primary business will be servicing light duty trucks. Building Inspector S. Johnson had no concerns. The new sign will be the same size as the existing sign, the existing lighting will remain the same and the parking will not change. They hope to move into the building by the end of January, if approved. The owners were reminded to obtain an occupancy permit from the Building Inspector prior to opening for business.
Motion by A. Mull, seconded by M. Radomski, to approve the request by Mark and Ryan Bendler for the Plan of Operations, Site Plan, Signage & Outdoor Lighting Plan to operate Kodiak Truck/Ryan's Diesel Service at 100 N Oakridge Drive, as submitted. Motion carried unanimously.
6. **Certified Survey Map as created for Morey Street Development, LLC, Harrison Street Development, LLC and D3, LLC, dated November 20, 2017.**
Village Clerk mentioned that the Village Engineers and Building Inspector have reviewed the CSM and provided a short list of corrections/changes to be made to the submitted CSM. All of the corrections/changes have been made, so the CSM dated November 20, 2017 is the latest and corrected version. Commissioner M. Radomski mentioned that a prior CSM showed an easement on Lot 2 which serviced holding tanks on Lot 3 and this is not shown on the current CSM. Atty. Jim Walden stated that the lot line was adjusted which transferred land from Lot 3 to Lot 2 which included the holding tank for Lot 2 so the holding tank for Lot 2 is now on Lot 2. Other slight land adjustments were made between Lot 1 and Lot 2 to clean up old issues. All of the lots are owned by one family.
Motion by D. Stellpflug, seconded by M. Radomski, to recommend to the Village Board approval of the Certified Survey Map as created with updated changes for Morey Street Development, LLC, Harrison Street Development, LLC and D3, LLC with the latest

revision date of November 20, 2017 based upon review by the Village Engineers and Building Inspector and payment of all fees. Motion carried unanimously.

7. Review /update of Village Zoning Ordinance:

A. Accessory Buildings/Sheds

B. Modifying language in A-T Zoning

The Village at this point has just one property that could be rezoned to R-1.

8. Future agenda items: No suggestions.

9. Motion by C. Schafer, seconded by A. Mull, to adjourn at 7:00 p.m. and carried.

Respectfully submitted,

Rhoda Bagley, Clerk