VILLAGE OF NORTH PRAIRIE

PUBLIC HEARING & PLANNING COMMISSION MEETING - MINUTES

North Prairie Village Hall - 130 N Harrison St.

July 8, 2025, at 6:30 P.M.

1. Call to Order – The meeting was called to order at 6:31 pm by the Village Administrator.
2. Roll Call – Present: Dan Miresse, Deb Hall, Tim Paulson, Dave Stellpflug, Mike Radomski. Absent/Excused: Mike Schreiber
3. Pledge of Allegiance
4. Approval of June 10, 2025, Plan Commission minutes - Deb Hall motioned to approve the June 10, 2025, Plan Commission minutes as presented, second by Tim Paulson, no further discussion, **motion carried**.

5. **Public Hearing:** To consider amending the Conditional Use Permit initially granted March 11, 1999, CSM#8544, Lot 2, known as the Broadlands with respect to permissible land uses on an undeveloped parcel (NPV 1563994), known as the Glens to accommodate two-family housing as proposed. – Deb Hall motioned to open the public hearing to consider amending the Conditional Use Permit initially granted March 11, 1999, CSM#8544, Lot 2, known as the Broadlands with respect to permissible land uses on an undeveloped parcel (NPV 1563994), known as the Glens to accommodate two-family housing as proposed, second by Dave Stellpflug, **motion carried**.
    a) Public comments on the proposal to amend the conditional use permit – Given no public comments - Deb Hall motioned to close the public hearing, second by Mike Radomski, **motion carried.**
    b) Plan Commissioners comments on the proposal to amend the conditional use permit. – Discussion was held regarding the change in the setback from 50' setback to 35' by Augusta Way. This is the only street impacted. Deb Hall confirmed that this amendment is to allow for (6) Two-family units and (12) Four-family units for a total of 60 dwellings. We need to add a drafted by line on the document. Discussion was held regarding the village attorney's recommendation to add Addendum A. The plan commission decided not to add Addendum A to the third amendment to the conditional use permit.
    c) Motion to Close the Public Hearing. – Deb Hall stated that she may have closed the public hearing too soon according to the agenda items. Therefore, she motioned to re-open the public hearing for comments, second by Dave Stellpflug, **motion carried**. No public comments were made. Deb Hall motioned to close the public hearing, second by Tim Paulson, **motion carried.**

6. Discussion and/or Action: To approve the third amendment of the Conditional Use Permit for the Broadlands to allow two-family housing as proposed – Tim Paulson motioned to approve the third amendment to the Conditional Use

Permit initially granted March 11, 1999, CSM#8544, Lot 2, known as the Broadlands with respect to permissible land uses on an undeveloped parcel (NPV 1563994), known as the Glens to accommodate two-family housing as proposed, with the addition of the drafted by added to the amendment, second by Deb Hall, **motion carried**.

7. Discussion and/or Action: Status update from Mr. Steve Styza regarding The Glen at the Broadlands. Mr. Styza has submitted the plans to Lynch and Associates for review. He mentioned he wants to get started with construction prior to getting the gas and electric service in. His attorney is finishing the septic agreement. Both attorneys are kicking the developer's agreement back and forth. The last update was sent to the village's attorney on 07/01/25 and awaiting a response. The condo agreement is modeled after past practice and experience not the same as Eagles Cove Condo agreement. Eagles Cove has an easement agreement with the Broadlands for shared landscape areas (mulch, cutting etc.) and who is responsible for maintenance. This will not apply to the Glen at the Broadlands. They will reference storm water easement in the Glens.
   The golf cart ordinance includes all of Broadlands and ends at Sadd Street, this is not an issue. A letter of credit will be issued regarding the streets and water. The water main easement needs to be to the Village of North Prairie, then the Village of North Prairie will give the easement to Prairie Village Water Trust. Deb Hall questioned if Lynch and Associates is acting our planner and engineer – Tim Lynch is the contact person. Deb Hall directed Administrator Etten to confirm that this statement is true. **No action taken.**

8. Discussion and/or Action: Regarding combined gap lot with existing homestead lot 7, located at W349 S4904 Kingdom Drive, Ottawa by owners Boyd & Susan Miller, per CSM, Town of Ottawa – Extra-territorial.

   Deb Hall motioned to recommend the village board to approve the combination of a gap lot with existing homestead lot 7, located at W349 S4904 Kingdom Drive, Ottawa by owners Boyd & Susan Miller, per CSM, Town of Ottawa as proposed per the plan commission, second by Tim Paulson, no discussion, **motion carried**.

9. Motion to adjourn. Deb Hall motioned to adjourn at 7:06 pm, second by Dave Stellpflug - **Motion carried**.

Submitted by:

Evelyn Etten

Administrator/Clerk/Treasurer

June 24, 2025