

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
JANUARY 7, 2020

1. The meeting was called to order by Chairman G. Nickerson at 6:35 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 and A. Mull.
Village Clerk: R. Bagley
Absent: Commissioners C. Schafer, M. Schreiber and N. Treder
Others Present: Lee Schroedl
3. Pledge of Allegiance was recited.
4. Approval of December 10, 2019 Plan Commission meeting minutes.
Motion by A. Mull, seconded by M. Radomski, to approve the December 10, 2019 Plan Commission meeting minutes as written. Motion carried unanimously.
5. Proposal from Lee Schroedl to potentially move a lot line between Lot 3 and Lot 4 recently created by CSM 11864 along Dable Road.
Mr. Schroedl indicated that there is no interest in larger lots, so he would like to move a lot line between Lot 3 and Lot 4 on CSM 11864, thereby making Lot 4 a little larger and reducing the size of Lot 3 by ½ acre. He discussed the proposal with the company who created the original CSM and indicated that moving the lot line would not be a difficult process. G. Nickerson mentioned that a new CSM will need to be drafted which meets all of the current criteria for legal lots which Mr. Schroeld agrees to complete. Lots 1 and 2 are sold already. The Commissioners do not foresee any issues with a new CSM.
6. Proposal by Lee Schroedl to potentially create two one-acre lots on Lot 2 which is the 9.43 acre parcel on CSM 11863, along Dable Road.
Mr. Schroedl would like to create two one-acre lots on the large parcel along Dable Road, with no further development of that lot after this proposal. The two potential lots would both meet the 50 feet of street frontage along Dable Road. Commissioner M. Radomski suggested making the lots larger due to the extreme sloping of the property. Mr. Schroedl agreed that the construction of a home and driveway on those lots may be more restrictive due to the topography. He is just looking for feedback at this time. Both lots are mostly wooded at this time.
M. Radomski asked if a primary environmental corridor is present in the area. Mr. Schroeld will check the GIS one more time but does not believe there is at this time. The Commissioners did not have any major concerns at this time.
7. Draft language for ordinance to revise Chapter 70 Zoning of the Municipal Code of the Village of North Prairie, Section 7.4 Accessory Use Regulations G. Fences (2) to allow residential fences along street yards.
The new updated Illustrations for No. 5 was added to the draft ordinance along with the draft language:

Section 7.4 Accessory Use Regulations G. Fences (2) a. Exceptions for Corner Lots: On corner lots, 4 ft. high street yard fences will be allowed from the front corner of the house to the side yard,(as Illustrated in 5A), continuing along parallel with the street with the same 4 ft. height fencing following appropriate setbacks (2 ft. setback from the right-of-way). The fencing must remain uniform around the property, unless abutting an existing fence on a neighboring lot. If the fence begins from the back of the house and along a street yard, a 6 ft. fence may be installed. No fences will be allowed in the front yard under this section. (See Illustrations No. 5 and 5A in Section14.2)

The Commissioners feel that the draft ordinance covers the essential information for the organized construction of fences on corner lots within the Village limits.

Motion by D. Stellpflug, seconded by A. Mull, to recommend to the Village Board setting the zoning amendment to a Public Hearing and recommend approval of draft Ordinance No. 01-2020. Motion carried unanimously.

8. Other future agenda items. Chairman G. Nickerson suggested discussing the businesses including auto sales in the Industrial zoning district. Also, Lot 134 in the Broadlands Subdivision does not meet the minimum lot size to be a buildable lot. More research will need to be done.
9. **Motion by M. Radomski, seconded by D. Stellpflug, to adjourn at 7:15 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk