

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
October 6, 2020

1. The meeting was called to order by Chairman G. Nickerson at 6:31 p.m. in the Community Room in order to comply with requirements for social distancing.
2. Roll call was taken with the following present:  
Committee Members: Chair G. Nickerson, Trustee D. Stellpflug, N. Treder, M. Schreiber, A. Mull,, M. Radomski and T. Paulson.  
Village Clerk: R. Bagley  
Others Present: Building Insp. S. Johnson and S. Styza.
3. Pledge of Allegiance was recited.
4. Approval of September 8, 2020 Plan Commission meeting minutes.  
**Motion by D. Stellpflug, seconded by A. Mull, to approve the September 8, 2020 Plan Commission meeting minutes as written. Motion carried unanimously.**
5. Proposed Pebble Beach Conceptual Development Plan for vacant parcel located in the Broadlands Subdivision, zoned R-3 Multi-family Residential.  
Steve Styza presented a proposal for the development of the 16 acre parcel located in the Broadlands Subdivision. The proposed development would consist of 19 lots with an average lot size of 35,500 sq. ft. as a Planned Unit Development (PUD). Mr. Styza believes that the smaller lots are capable of maintaining septic systems. The original proposal for this parcel was 60 units of multi-family, but feels the best use for this parcel is single-family homes.  
Chairman G. Nickerson stated when the Broadlands Subdivision was developed, each lot was approved at 40,000 sq. ft. minimum, with 40,000 sq. ft. set aside for open space or golf course. The open space was beneficial for a good use of the land to provide open areas and park land for the public.  
Commissioner M. Schreiber stated that part of the original proposal of the Broadlands Subdivision was that each lot would be 40,000 sq. ft. or larger for residential single-family, not a PUD.  
Mr. Styza suggested that 26-2 family units or 13-4 family units would be allowed, but the market is not calling for apartments. Most municipalities allow for single-family homes in a multi-family zoning.  
Commissioner T. Paulson mentioned that the development falls under the Broadlands Covenants.  
This discussion is only to give Mr. Styza direction for the development of the 16 acres to determine interest in the smaller single-family lots. No additional open space would be necessary. Single family homes would lower the risk factor for Village services.  
Commissioner T. Paulson is concerned on how the property values will be affected with smaller lots in the Subdivision. The majority of the Commissioners prefer single-family homes over apartments. Commissioner N. Treder is concerned about the quality and size of the homes on smaller lots. They should be similar to the existing development.  
Mr. Styza will return in the future with a more formal presentation including the proposed development with open space calculations

6. Revised draft ordinance to repeal and recreate the current driveway requirements in Chapter 46-3(B) of the Municipal Code.

The Village Planner had a chance to review and remove some of the controversial verbiage in the proposed Ordinance. The revised information was more concise and straightforward.

**Motion by D. Stellflug, seconded by M. Radomski, to recommend approval of Ordinance No. 05-2020 by the Village Board regarding Driveway Construction in the Village, as written. Motion carried unanimously.**

7. Review/regulate the size and number of storage containers in various zoning districts in the Village.

Chairman G. Nickerson stated that cargo containers begin at 9 ft. in length with the largest container up to 40 ft. long. The width of most containers are the standard semi width at 8 to 10 feet wide. If an ordinance is created to allow them by permit, the permit should be renewed annually.

Some people build houses out of the cargo containers but are not structurally compatible with surrounding structures.

Building Inspector S. Johnson mentioned that some communities make them temporary structures.

Commissioner T. Paulson asked about the cargo containers when the tenant of the property leaves? The cargo containers would not be allowed on rental or leased property.

The cargo containers should:

- Not be an accessory storage building
- Must be located on slab or gravel surface, and
- Is a temporary structure.

Commissioner M. Schreiber stated that the containers could be allowed but limited to Industrial and Commercial properties.

Commissioner N. Treder stated that he is not a fan of the containers at all unless made to look like a structure.

The consensus is that Cargo Containers are temporary only, with annual renewal of permit. The discussion will be continued next month.

8. **Other future agenda items.** Nothing.
9. **Motion by M. Schreiber, seconded by N. Treder, to adjourn at 7:34 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk