

VILLAGE OF NORTH PRAIRIE  
PLAN COMMISSION MEETING MINUTES  
March 9, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:31p.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, A. Mull, M. Radomski and T. Paulson.  
Village Clerk: R. Bagley  
Absent: Commissioners N. Treder and M. Schreiber  
Others Present: Building Insp. S. Johnson and Steve Styza
3. Pledge of Allegiance was recited.
4. Approval of January 12, 2021 Plan Commission meeting minutes.  
**Motion by D. Stellpflug, seconded by A. Mull, to approve the January 12, 2021 Plan Commission meeting minutes as written. Motion carried unanimously.**
5. Town of Genesee Extra-Territorial Certified Survey Map as created for Thomas and Elizabeth Butler being a re-division of unplatted lands located at the intersection of Highview Road and Grush Road, with recommendation to Village Board.  
Chairman G. Nickerson mentioned that this was the CSM the Commission reviewed in November, 2020 but was incomplete. The CSM presented is the final version which has been approved by the Town of Genesee. The owner is dividing this property into four separate parcels in order to sell two of the parcels as single-family residential home sites. The Commissioners have no questions/comments on the CSM.  
**Motion by D. Stellpflug, seconded by T. Paulson, to recommend to the Village Board approval of the Town of Genesee Extra-territorial Certified Survey Map as created for Thomas and Elizabeth Butler being a re-division of unplatted lands located at the intersection of Highview Road and Grush Road, with a final revision date of February 4, 2021. Motion carried unanimously.**
6. Conceptual design for 46 Duplex/Condominium units located on the vacant parcel in the Broadlands Subdivision, NPV 1563 994 consisting of 16.17 acres with R-3 zoning Multi-family Residential.  
Steve Styza presented his new proposal for the 16.17 acres vacant parcel in the Broadlands Subdivision which would consist of 23 duplex condominium buildings (46 units) on the vacant parcel, with a long cul de sac originating off of Augusta Way. The condominiums would be similar to the Eagle Cove Condos already existing in the Subdivision with their own condominium association. Each of the 23 duplex condominium buildings would have their own septic system and all units would be connected to Village water. The association would own the septic systems. Commissioner T. Paulson asked why the change from single-family homes as presented last month. Mr. Styza pointed out that Mr. Paulson suggested condos at the last meeting, so he devised a conceptual layout to try to make condos work. Mr. Styza anticipates utilizing the original storm water management plan.  
Commissioner T. Paulson stated that he would not approve any buildings which don't match the current requirements for the current buildings in the subdivision.

Chairman G. Nickerson stated that there is no alternate outlet for the homeowners which may make it difficult for emergency vehicles.

Generally, the Commissioners are in favor of the 23 duplex condominium buildings due to the buildings closer together with adequate open space. Numerous driveways will extend to Augusta Way.

The original Conditional Use may need to be amended to accommodate the different use.

The next step would be to review the conceptual plan with the Village Planner in order to move forward in the proper progression.

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

Commissioner T. Paulson suggested limiting the total footage of the storage containers similar to the percentage of available space.

A maximum container size should needs to be established, and only allowed in B-1, B-2 and Industrial zoning.

The consensus is that Cargo Containers are temporary only, with annual renewal of the permit.

Chairman G. Nickerson will ask the Village Planner to draft some type of regulations for the Plan Commission to review.

To be continued....

8. **Other future agenda items.** Nothing.

9. **Motion by T. Paulson, seconded by M. Radomski, to adjourn at 7:21 p.m. and carried.**

Respectfully submitted,  
Rhoda Bagley, Clerk