

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION MEETING MINUTES
May 11, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:32 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, A. Mull, M. Radomski, N. Treder and T. Paulson.
Village Clerk: R. Bagley
Absent: Commissioner M. Schreiber
Others Present: Steve Styza
3. Pledge of Allegiance was recited.
4. Approval of April 7, 2021 Plan Commission meeting minutes.
Motion by T. Paulson, seconded by A. Mull, to approve the April 7, 2021 Plan Commission meeting minutes as amended with 80% (not 70%) or greater natural stone on the street-facing side of each condo unit, as discussed. Motion carried.
5. Application from Land & Home, LLC, Steve Styza, Agent, including the Planned Unit Development, Conditional Use Permit and Plan of Operations for the development of 23 Duplex/Condominium units on the vacant property located in the Broadlands Subdivision, NPV 1563 994, consisting of 16.17 acres with R-3 zoning- Multi-family Residential.
Steve Styza provided the applications for the Planned Unit Development, Conditional Use Permit and Plan of Operations on the new proposal for the 16.17 acres vacant parcel in the Broadlands Subdivision which would consist of 23 duplex condominium buildings (total of 46 units) on the vacant parcel, with Gleneagles Lane cul-de-sac originating off of Augusta Way. He is also requesting to have front yard setbacks of 40' along Augusta Way and 30' front yard setbacks off Gleneagles Lane.
The Village Planner is working with legal counsel to determine the proper procedure when a Conditional Use and PUD (Planned Unit Development) overlay is involved.
The next step is to have the Village Planner draft the documents for the Public Hearing to be held on June 8, 2021, beginning at 6:30 p.m., and to follow the necessary requirements as listed in the Zoning Ordinance.
6. Review/regulate the size and number of storage containers in various zoning districts in the Village.
Village Planner T. Schwecke created a proposed revised ordinance to regulate storage containers in the B-1, Neighborhood Business, B-2, Central Business and I-1 Industrial zoning districts in the Village. He also included temporary use sections in the Residential Zoning Districts (R-1, R-2, and R-3) for portable storage containers, commonly known as PODS, which are allowed without any permit and do not exceed 250 sq. ft. Chair G. Nickerson would like to see the portable storage containers (PODS) temporary use also listed in B-1 and B-2 Zoning Districts.
The Commissioners discussed the size of storage containers, which all vary in size.
It was suggested to allow 1 storage container, with additional ones at the discretion of the Plan Commission, or to allow the number of storage containers based on the size of the lot.

T. Paulson would like to consider the amount of green space to determine the number of storage units. Instead of limiting the number of units by size, he suggested using 2% of lot size to be the maximum amount of lot space utilized by storage containers in B-1, B-2 and Industrial zoning districts, while still keeping the maximum number of units at 2. The Commissioners agreed. The storage containers are still temporary.

N. Treder asked what type of screening would the Plan Commission require? The screening would be landscaping to block from view.

The Commissions concur that **no more than 2 temporary storage containers are allowed on any lot and utilizing no more than 2% of the lot size.**

Chair G. Nickerson suggested the **temporary containers be allowed for 6 months, with renewal for another six months only upon Plan Commission approval.**

Permit fee would be \$50.00 per parcel, which is a one-time fee not based on number of containers.

Motion by T. Paulson, seconded by N. Treder, to include the bolded items listed above to the draft ordinance to establish standards for storage containers, as follows:

1. No more than 2 temporary storage containers are allowed on any lot and utilizing no more than 2% of the lot size.

2. Temporary containers are allowed for 6 months, with renewal for another six months only upon Plan Commission approval.

3. Permit fee would be \$50.00 per parcel.

Motion carried.

7. **Other future agenda items.** Chair G. Nickerson asked for someone to find the rooster in the neighborhood.

8. **Motion by T. Paulson, seconded by N. Treder, to adjourn at 7:37 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk