

VILLAGE OF NORTH PRAIRIE
PLAN COMMISSION PUBLIC HEARINGS AND MEETING MINUTES
June 8, 2021

1. The meeting was called to order by Chairman G. Nickerson at 6:30 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, A. Mull, M. Radomski, M. Schreiber and T. Paulson.
Village Clerk: R. Bagley
Absent: Commissioner N. Treder
Others Present: Building Inspector S. Johnson, Steve Styza
3. Pledge of Allegiance was recited.
4. Approval of May 11, 2021 Plan Commission meeting minutes.
Motion by A. Mull, seconded by M. Radomski, to approve the May 11, 2021 Plan Commission meeting minutes as written. Motion carried.
5. **Public Hearing to consider amending a Conditional Use approval initially granted in 1997 for a development project known as The Broadlands with respect to permissible land uses on an undeveloped parcel (NPV 1563994) within the development, upon meeting all public hearing requirements.**
Motion by Chair G. Nickerson, seconded by M. Radomski, to open the Public Hearing to public comments at 6:32 pm to amend the Conditional Use. Motion carried.
No comments as no one from the public was present.
Motion by G. Nickerson, seconded by D. Stellpflug, to close the public comment section. Motion carried.
Opened to Plan Commissioners comments: No comments.
Motion by G. Nickerson, seconded by M. Schreiber, to close the Public Hearing to consider amending the Conditional Use at 6:34 pm.
6. **Public Hearing to establish a residential planned development district for the Villas at the Broadlands pursuant to Section 4.12 of the Village's zoning regulation for the undeveloped parcel (NPV 1563994) within The Broadlands to accommodate duplexes, upon meeting all public hearing requirements.**
Motion by G. Nickerson, seconded by M. Radomski, to open the Public Hearing to public comments regarding the proposal to establish a residential planned development district for the Villas at the Broadlands. Motion carried.
No comments.
Motion by G. Nickerson, seconded by D. Stellpflug, to close the Public Hearing regarding the proposal to establish a residential planned development district for the Villas at The Broadlands. Motion carried.
Opened to Plan Commissioners comments.
D. Stellpflug inquired about the proposed PDD as drafted by the Village Planner including storage sheds as a permitted Accessory Use as well as standards for Accessory Buildings. The current Broadlands Subdivision does not allow accessory buildings and/or storage sheds. The Commissioners all agreed that the proposed PDD should not include any storage sheds as a permitted use and no standards for accessory buildings. Accessory buildings and storage sheds are not allowed. Also, the

proposed duplexes should be constructed equal to the existing homes in the Subdivision, using quality building materials. The other differences are that the front-yard setback will be a minimum of 40 feet for buildings accessing Augusta Way and 30 feet for buildings accessing Gleneagles Lane. Further division of the parcel is prohibited.

The Villas at the Broadlands is intended to accommodate a residential development project consisting of 23 2-unit buildings (46 dwelling units) developed as condominiums.

Motion by G. Nickerson, seconded by T. Paulson, to close the Public Hearing to consider the proposal to establish a residential planned development district for the Villas at the Broadlands at 6:40 p.m. Motion carried.

7.

Second amendment of the conditional use approval for The Broadlands as set forth in the Conditional Use Order, dated June 1, 2021-

Motion by D. Stellflug, seconded by M. Schreiber, to approve the second amendment of the conditional use approval for The Broadlands as set forth in the draft conditional use order, dated June 1, 2021, as drafted by the Village Planner and subject to approval of the Planned Development District by the Village Board,. Motion carried unanimously.

8. Recommendation to the Village Board the establishment of a planned development district for the Villas at the Broadlands as presented in the draft ordinance dated June 1, 2021-

Motion by D. Stellflug, seconded by M. Radomski, to recommend to the Village Board approval of the establishment of a residential planned development district for the proposed project as set forth in the draft ordinance, dated June 1, 2021, as amended by removing storage sheds as a permitted use as well as the standards for accessory buildings as no accessory buildings are allowed in the development. Motion carried unanimously.

9. Review/regulate the size and number of storage containers in various zoning districts in the Village- Village Planner draft ordinance.

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 and decided that storage containers should not exceed 2% of the lot size.

The permit fee was discussed to charge \$50.00 per storage container.

The Commissioners agreed to delete (f) which restricts the number of storage containers only for the Industrial District. That District will still have to meet the 2% requirement. The placement of the storage containers (c) states that they must be

placed in the back of the principal building which will not work in the Industrial District.
The Commissioners agreed to remove (c) Placement of the storage containers only in the Industrial District.

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 container for 6 months, with the fee being included on the Fee Schedule.

Include the bolded items listed above to the draft ordinance to establish standards for storage containers, as follows:

1. Permit fee will be \$50.00 per storage container in all Districts as contained in the Village Fee Schedule.

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

3. Remove the placement of containers and the number of storage containers in the Industrial District only.

10. **Other future agenda items.** No suggestions.

11. **Motion by D. Stellflug, seconded by T. Paulson, to adjourn at 7:13 p.m. and carried.**

Respectfully submitted,
Rhoda Bagley, Clerk