

## PLAN COMMISSION MEETING MINUTES

### VILLAGE OF NORTH PRAIRIE

MAY 10, 2022 at 6:30 PM

#### NORTH PRAIRIE VILLAGE HALL -130 N HARRISON STREET

- The meeting was called to order by Chairman G Nickerson at 6:33 PM in the Municipal Court Room.
- Roll was taken with the following present: Chair G Nickerson, Trustee D Stellpflug; M Schreiber; M Radomski; Al Mull
- Excused: Commission member Nick Treder
- Also present: Village Building Inspector S. Johnson and Deputy Clerk N. Cocking
- Pledge of Allegiance was recited.
- Approval of March 8, 2022 Plan Commission Minutes: Motioned by M. Schreiber, second by A Mull to approve the March 8, 2022 Plan Commission meeting minutes. Motion carried.
- Zoning of Parcel on CTH ZZ and Grush Road, Tax Key No. GNT1556996. No action taken.
- Corrections to mistakes made to the Village's zoning map to bring map into compliance. John Heintz Taylor discussed the errors on the Village's Zoning map regarding his parcels and provided proof of prior zoning. Historically the lands were marked at A-T-Agricultural and have always been used as such. Several lots were vacated by court order in 1964. Documentation was provided showing these lots were vacated in February 1964. When Reichert and Mielke updated the map around September 1999 the land was zoned as B-3 and not A-T. G. Nickerson has a call into Reichert and Mielke and will be requesting that the map get corrected.
- Town of Genesee Extra Territorial Certified Survey Map for Rebecca Fedak & Peter German S54W31502 State Rd 59, North Prairie requires the Village of North Prairie to review, approve and sign the CSM prior to the Town of Genesee signing the final CSM. The owners of the property would like to divide the parcel into two lots, one to be used to build a single home for her parent's retirement.
- Motion by M. Radomski, second by D. Stellpflug to recommend to the Village Board approval of the CSM. Motion carried.
- Request by Elliott & Kristin Paulin, Lot 134, Muirfield Circle, Broadlands to build on a lot under 40,000 sq. ft. Current lot is 38,800. The owners were sold this lot unaware of 40,000 sq. ft. ordinance for building in the Broadlands. It was suggested they talk to their neighbors on either side, which have larger than 40,000 sq. ft. lots and negotiate a purchase of extra lot footage to comply with the building ordinance as the most efficient way to handle the conundrum. If neither is willing to sell land, then they can submit

plans for building on the smaller lot, which would then be denied. Once denied, they can then submit a request to the Village Zoning Board of Appeals.

- Request by Lee Schroedl and Kelly Fehrman 555 Dable Road to review survey for small land parcel exchange with recommendation to Village Board.
- Motion by M. Schreiber, second by D. Stellpflug to recommend to the Village Board to approve the exchange. Motion carried.
- **Other future agenda items:** None at this time.
- **Motion by D. Stellpflug, second by A Mull to adjourn at 7:41 PM and carried.**

Respectfully Submitted,

Nancy Cocking