

VILLAGE OF NORTH PRAIRIE

North Prairie Village Hall - 130 N Harrison St.

PLANNING COMMISSION - MINUTES

May 6, 2025, at 6:30 P.M.

1. Call to Order – The meeting was called to order at 6:31 p.m.
2. Roll Call – Present: Tim Paulson, Mike Schreiber, Al Mull, Dan Miresse, Dave Schroeder, Mike Radomski, Dave Stellpflug
3. Pledge of Allegiance
4. Confirmation of Proper Notice of Meeting – Administrator Etten confirmed proper notice of the meeting.
5. Public Comment – No action will be taken – Mike Schreiber motioned to open the public comment, second by Al Mull, **motion carried**. John Taylor-Hintz discussed the past history of the Broadlands development and recommended the Plan Commission & the Village board pause any further actions on this project until the master plan has been approved. He also stated that the current does not follow the master plan, and he wants the board to act in the best interests of the village. Tim Paulson motioned to close the public comment, second by Dave Schroeder, **motion carried**.
6. Discussion and/or Action: Approval of April 8, 2025, Plan Commission minutes – Donna Samuels stated item 5 of the minutes should reflect this correction, "Mr. Styza presented an update from the Association that governs The Glen at the Broadland's". Dave Schroeder motioned to approve the minutes as noted with the correction for item 5, second by Dave Stellpflug, no further discussion, **motion carried**.
7. Discussion and/or Action: Cory Schmuki's request to build a detached garage at 414 Morrissey Dr. – Mr. Schmuki presented the details to build his garage per his request to the Plan Commission. Building Inspector, Scott Johnson, was asked if he had any concerns. Mr. Johnson stated Mr. Smucki is seeking approval for two requests to place the garage in front of the house and exceed the height restriction of the garage. He has a 3-acre corner lot, and the current ordinance left corner lots open for discussion and consideration by the Plan Commission whether or not the garage can be located in front of the house. Because of the lot size, he did not feel this should be an issue. The other request is whether he can exceed the current ordinance height restriction since he is matching the roofline of his house but not exceeding the height of the house roofline. Dave

Stellpflug motioned to approve Mr. Smucki's plans for his garage build, second by Mike Radomski, no further discussion, **motion carried**.

8. Discussion and/or Action: Status update from Mr. Steve Styza regarding the Broadland's Condo Development – Mr. Steve Styza stated that he now has the Broadland's approved development plan, an approval letter from the Prairie Village Water Trust, and an approval letter from the fire chief as the village requested. He is ready to submit the plan to the village engineer, but we haven't hired one yet. Mike Radomski asked, where are you in the process of the agreement between the owners and the village? Mr. Styza replied he is in the process of creating one. They discussed the storm water drainage directions and plan. Mr. Styza plans to provide a letter of credit for the public improvements (i.e. water trust and storm water). This will be included in the developer's agreement. The first phase will include three units and when they sell, they will start building more. Deb Hall mentioned that we have contracts with two engineering firms – Lynch and Ruekert and Mielke. Ruekert and Mielke are familiar with the Broadland's project. Mr. Styza said he would be ok with Ruekert and Mielke, since he is paying for their services. Deb Hall stated that the developer's agreement and the PUD amendment needs to come before the Plan Commission in order to recommend it to the board. This may require a public hearing, which could be a class 1 or 2, which needs to be published once or twice a week before the board meeting. The approval of the Public Hearing needs to be added to the board meeting on Thursday, May 8, 2025, for the board to approve. Deb Hall said she would put a list together of what needs to be completed and by when. Tim Paulson motioned to add to the board agenda for May 8, 2025, to publish a notice of Public Hearing to be held on June 12, 2025, at 6:30 p.m. to amend the PUD overall development for the Glen at the Broadland's as recommended by the Plan Commission, seconded by Mike Schrieber, no further discussion, **motion carried**.
9. Motion to adjourn – Dan Miresse motioned to adjourn the meeting at 7:17 p.m., seconded by Mike Radomski, no further discussion, **motion carried**.

Minutes approved by the Village Board on June 12, 2025.

Attested by:

Evelyn Etten

Administrator/Clerk/Treasurer