

VILLAGE OF NORTH PRAIRIE

North Prairie Village Hall - 130 N Harrison St.

PLAN COMMISSION MINUTES

For June 10, 2025

1. Call to Order – The meeting was called to order at 6:30 pm by the Village Administrator in the excused absence of the Plan Commission Chair.
2. Roll Call – Present: Tim Paulson, Mike Schreiber, Dave Stellpflug, Debbie Hall, Dave Schroeder, & Mike Radomski. Excused Absence: Dan Miresse
3. Pledge of Allegiance

Dave Stellpflug motioned to appoint Dave Schroeder as chair for tonight's meeting, seconded by Tim Paulson, no discussion, **motion carried**.
4. Confirmation of Proper Notice of Meeting – The Village Administrator confirmed proper notice of meeting.
5. Public Comment – Debbie Hall motioned to open public comment, seconded by Mike Schreiber, no discussion, **motion carried**. Given no public comments, Dave Schroeder motioned to close public comments, seconded by Tim Paulson, no discussion, **motion carried**.
6. Discussion and/or Action: Approval of May 6, 2025, Plan Commission minutes – Debbie Hall motioned to approve the May 6, 2025, Plan Commission minutes, seconded by Dave Schroeder, no discussion, **motion carried**.
7. Discussion and/or Action: Regarding redivision of Lot 2 and Outlot 1, Certified Survey Map No. 4468 – Town of Genesee, Tax Key Number GNT 1547.973, Scott & Sandra Messinger – Debbie Hall stated a brief presentation on this matter since it was in process while she was previously on the Plan Commission due to our boundary agreement. Debbie Hall recused herself from the voting process as the petitioner is represented by Deb's employer. Tim Paulson motioned to recommend approval to the Village Board for the redivision of Lot 2 and Outlot 1, CSM # 4468 – Town of Genesee for Scott and Sandra Messinger, seconded by Mike Radomski. Dave Stellpflug asked if we need to include the Town of Genesee's Planner's notes as part of the motion. Debbie Hall stated it would be a good idea. Tim Paulson amended his motion to recommend approval to the Village Board for the redivision of Lot 2 and Outlot 1, CSM # 4468 – Town of Genesee for Scott and Sandra Messinger, as per the Town of Genesee's

Planner's notes, amended second by Mike Radomski, no further discussion, **motion carried**, with one recusal.

8. Discussion and/or Action: Regarding NPAA request to build a new storage shed for supplies in the upper Broadlands Park – Dave Schroeder briefly discussed the purpose of the new shed and stated that per the drawings, it will mirror the look of the pavilion. Questions were raised about easements, electrical or watermain? There are no issues regarding watermain lines, easements or electrical, but digger's hotline should still be contacted for safety. Scott Johnson has approved the plans and will waive the permit fee. Debbie Hall motioned for the Plan Commission to approve the construction of a new shed as proposed by the NPAA, located in the upper Broadland's Park, providing it meets the building inspector's approval and zoning codes, seconded by Mike Schreiber. No further discussion, **motion carried**.
9. Discussion and/or Action: Status update from Mr. Steve Styza regarding The Glen at the Broadlands – Mr. Styza asked if anyone had any road name recommendations. Given none, they said they would play off of the golf theme. Mr. Styza stated they have submitted the development plans to the engineer, Lynch and Associates and we submitted the developer's agreement to the Village Attorney, Eric Larson for review. We are also talking with the DNR as to what permits they will need. Joe Orendorf with Coretel Development stated they would be starting with unit 16 on Augusta Way. They are providing flush entry to the front door and the garage for all the units, which will be nice for the community. After the three units, starting with unit 16, then we will continue to build counterclockwise. This plan will eliminate congestion in traffic flow with the new buyers moving in and continued construction sites and truck volume. Debbie Hall asked where are we with the condo docs and septic agreement? Have they been submitted to our attorney yet? No, we haven't submitted them to your attorney yet, it is in the works and should be done within 30 days. It will all be done before we start digging. It will hopefully be by July, but maybe August. Debbie Hall, is this how we did this in the past? We amended the "Conditional Use Permit" and it wasn't a PUD? Mr. Styza stated, yes. Our attorney created the original documents, then your attorney drafted the second amendment, and this will be the third amendment that we drafted mirroring the second amendment provided by your attorney. Debbie Hall, apparently back in 2021, when you guys started this process, you planned to develop (23) two-unit buildings, and the third amendment allows for (six) two-unit buildings and 12 four-unit buildings for a total of 60 units. Mr. Styza stated the reason for the amendment is because our zoning code states "multi-family", which is defined as three or more families per unit. I asked back then to amend the zoning ordinance, but they didn't want to change it then, so I doubt they will change it now. Debbie Hall stated we need to have a Public Hearing for the next Plan Commission and the next Village Board meeting. Notice needs to be mailed to

all residents within 300' of this development 10 days prior to the hearing; mostly the Par 4 area. Tim Paulson asked what else does Mr. Styza need to provide to this board?

Debbie Hall said, Condo Docs need to be approved by the Village Board. Mr. Styza said your condominiums follow state statutes, but it's vague. Debbie Hall - Will you have all the documents done by the next Plan Commission meeting? If you can get the condo docs, deck plot, septic agreement, stormwater agreement, and management agreement to us by June 27 or June 30 so we can get it to our attorney, then we should be good. We will want to get a report from Scott Johnson and our engineers to say that everything is couture, since we are not experts. Also, a letter from our attorney saying everything has been received, reviewed and in order before the next July 8th Plan Commission meeting. **No action taken.**

10. Motion to adjourn – Tim Paulson motion to adjourn at 7:01 p.m., seconded by Debbie Hall, no further discussion, **motion carried.**

These minutes were approved by the Plan Commission on July 8, 2025.