

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY SEPTEMBER 16, 2024**  
**6:30 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Tim Hallquist, Jeff Bierman, Chip Schneeberger, Jeff Pfannerstill and David DeCourcy-Bower and Ann Wallschlager.

Others Present: Ryan Bailey, Scott Hussinger, Ryan Amtmann, Kevin Klink and Deputy Clerk Bushey. Ann Wallschlager.

Call to Order- 6:30 pm

Roll Call taken. All present with 1 vacancy.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

- No Comments

**1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of August 19, 2024.**

Motion (Hallquist/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of August 19, 2024. Carried. (6-0).

**2. Architectural Board review and consideration of an application for signage for Austin Plumbing 530 Norton Ave-**

John Kloske from Mke Sign explained they would like to remove the poster panel sign that is there currently and replace it with a non-illuminated monument aluminum sign. Building inspector Hussinger said he has no issues with the signage.

Motion (deCourcy-Bower/Wallschlager) to approve the signage for Austin Plumbing. (6-0).

**3. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Bong property, N61 W30697 Beaver View Road, Town of Merton-**

Village manager Bailey stated Hartland is within the radius to have an extraterritorial review. He said this property will never come to Hartland and Hussinger said there is no issue with it.

Motion (DeCourcy-Bower/Hallquist) to approve the Extraterritorial Certified Survey Map for the Bong property. Carried. (6-0).

**4. Plan Commission review and consideration of a Certified Survey Map for the Klink property, 308 North Avenue-**

Brian Gilmore from Gilmore builders is working with Mr. Klink and said they are looking to get the Certified Survey Map passed and then possibly have discussion on sewer and water.

Hussinger said Mr. Klink would like to split the parcel into 2 lots, and both lots would meet the requirements. Hussinger said staff would support this decision but with 2 conditions. One of the conditions is if there is an approval it should be subject to sewer and water into each parcel as well as removing of all structures including the house, shed and garage: and have that done before recording the Certified Survey Map.

Pfannerstill asked the reason to want to split the property, and Mr. Gilmore said it is one of the bigger lots in Hartland and there is frontage on North Ave and the ability to split it. He said the Klink's do not want to build a big house, they want to keep it smaller and will it on lot 1 and the other lot would be for sale.

Mr. Klink said the shed will eventually come down, but they are currently using it for storage as the get the current house ready to be razed. He said he would like to use the shed until house is built on other lot. Hussinger said that could be linked to occupancy. Pfannerstill asked what the urgency is and Hussinger replied it is a non-conforming lot with a shed and no structure. Bailey said if the utilities is not capped all the water goes down the sewer and Hussinger said he got the call today that it is being capped on Thursday which will prevent all the water from razing going down the sewer. Bailey said the house will be razed on Saturday so if there is no CSM we have one big lot, that is a non-conforming lot because of an accessory building and no principal structure, and he thinks what Scott is saying everyone is fine approving this contingent on water and sewer plan for the Village and no occupancy for the main house until the accessory structures are removed. Wallschlager asked Hussinger does he not want the CSM to go thru until everything is met minus the shed. Hussinger said yes, and Wallschlager asked should it be tabled. Hussinger said not recording the CSM does not prohibit them from getting a building permit from me on the larger lot until it is recorded. He said it is important to have the sewer and water services extended in because the Village approved a land split on Merton and Sunnyslope back in 2010 and that person promised to have the water services into the property, and we chased them for 5 years. Bailey said so you are saying approve it but don't sign it and record it until the conditions have been met. Hussinger said approve but don't sign it or record it until. Pfannerstill asked could this sit here for 10 years. Hussinger said he thinks the risk is minuet. Wallschlager asked is the only difference is he will have to come back another time. Hussinger said no, He could raze his house, build your new house and then split the house. Discussion on the lot. Mr. Gilmore said it will cost \$45, 000 to add sewer and water on each lot and that is \$90,000 they weren't planning on spending. Mr. Gilmore asked if they could use the existing laterals. Discussion on the existing laterals and splitting the lot.

Mr. Gilmore said Mid-City will get back to him tomorrow regarding the price. He asked if we build a new house do we have to remove the sheds. He verified with DPW interim director Jenson that they could put the curb stop in the driveway, and Jenson said that is correct.

24:14 deCourcy-Bower said there are a lot of things that need to be worked out, so maybe it should be tabled until you can figure out what you want to do.

**5. Plan Commission conceptual review of proposed additions to two buildings at 1010 and 1110 Richards Road-**

Bierman commented on a left-hand turn lane. Schneeberger said the projects look nice and will fit into the area really well.

Bailey told the Plan Commissioners this is coming back in a month so think of any questions or comments you may have.

**6. Announcements -**

None at this time.

**7. Adjourn**

Motion (Hallquist/Schneeberger) to adjourn. Carried (6-0).

Adjourned at 8:25 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk