

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY JUNE 17, 2024
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Tim Hallquist, Jeff Bierman, Ann Wallschlager, Chip Schneeberger and David DeCourcy-Bower.
Absent: Dino Xykis, Jeff Pfannerstill
Others Present: Ryan Bailey on Zoom, Scott Hussinger, Ryan Amtmann, and Deputy Clerk Bushey.
Call to Order- 6:30 pm

Roll Call taken.

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 nominate a temporary pro tem Chairman –

Motion (Wallschlager/Schneeberger) to appoint Hallquist as pro tem chairman for the Joint Architectural Board/ Plan Commission meeting of 6-17-2024. Carried (5-0).

2. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of May 20, 2024.

Motion (Wallschlager/Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of May 20, 2024. Carried. (5-0).

3. Consideration of resignation of Dino Xykis from Joint Architectural Board/Plan Commission.

Motion (Wallschlager/Schneeberger) to accept resignation of Dino Xykis from Joint Architectural Board/Plan Commission. (6-0).

4. Architectural Board review and consideration of an application for signage for IB26 Futbol Academy, ETS Performance, 704-706 Rose Drive -

Ian Bennett was present and explained the signage is a door sign. Hussinger asked if the signage is for the door and windows, and Mr. Bennett said no, it is just for the door.

Motion (Wallschlager/Schneeberger) to approve the signage for IB26 Futbol Academy contingent on staff approval. (6-0).

5. Architectural Board review and consideration of an application for an addition to the residence at 430 Lindenwood Drive-

Jim Stefl from JStefl Development was present and said they plan to start as soon as they have approval. Hussinger asked about the siding and roofing materials and Mr. Stefl said it will match the existing siding and roofing on the house.

Motion (Bierman/Wallschlager) to approve the addition to the residence at 430 Lindenwood Drive. Carried. (6-0).

6. Plan Commission conceptual review of proposed lot division at 308 North Ave into two lots with the razing of existing dwelling and development of one single family dwelling on each lot.

Kevin Klink was present and explained he would like the Hartland Fire Department to raze the house, split the lot into two parcels. Hussinger commented that this meets the requirements, but this is a concept only, he has to come back for a Certified Survey Map. Wallschlager asked if he needed a permit and Hussinger said he will need to get a razing permit. She asked if he had talked to the Fire Department. He said yes and they think this will be a perfect training exercise.

DeCourcy-Bower asked how much time it will be between razing the house and building the new homes on the property. Mr. Klink said initially there will only be one house and then as soon as possible build the second one. Wallschlager asked if he would divide it first and he said yes. Bierman asked if the sanitary sewer is on one lot now. Mr. Klink said he is pretty sure it is and said he does not know yet if they will tie into the other one. Hussinger commented that there is only one sewer and water on that lot, so a condition of approval next month would be that each lot must have their own sewer and water. Bailey said tonight is only a conceptual review of the lot division and the goal next month is to bring it a CSM dividing that lot.

DeCourcy-Bower commented that rule of order, we do not usually vote on a concept, and he wondered how long the second piece of land would sit vacant is the only piece that comes to his mind, and he said he guesses it depends on the market. He asked how long the second lot would sit there and if he could give the Plan Commission any insights on that. Mr. Klink asked does it matter if it sat there for 10 years. He said he does not know if he would build on it, he said he might not ever build on it, he said his kids probably would. DeCourcy-Bower asked why separate the properties now at this time vs building a new structure on half of it, so at a later time you could divide it. Mr. Klink said if something came up, he would have the ability to sell that lot. He said right now he does not foresee selling it, but if something were to happen, he would want the ability to sell it.

Wallschlager asked Hussinger if a property is divided does the utility have to be brought to that. Hussinger said he thinks it is important that the utilities be stubbed into the property because that did happen in the village where we took in a property from the town that we never connected because they said they did not have the money and he never followed through. Hussinger said he strongly recommends that, that be a condition of approval.

Motion (Wallschlager/Schneeberger) to approve the conceptual review of the proposed lot division at 308 North Avenue into two lots, with the razing of the existing dwelling and development of a single-family dwelling on each lot. Carried. (6-0).

7. The Plan Commission will conduct an initial review of proposed annexation and PUD development ("Project") whose approval is being sought by Gideon Farms LLC on property tax keys MRTT0396999006 and MRTT039699902 located at N56 W30020 County Road K, Town of Merton. The Plan Commission will review:

- a. Proposed petition for direct annexation

- b. Proposed temporary rezoning to A1 for the farmland parcel and B-3 for the corner parcel, in conjunction with petition for Planned Unit Development Overlay Zoning.**
- c. Proposed Comprehensive Land Use Map amendment and Resolution.**

Village Manager Bailey said this is the initial review of the project and it will come back to the Plan Commission either in July if it goes well or August if it does not go well. He said at that point we would probably have conditional approval if that is what the Plan Commission decides. And again, before it gets final approval it would come back to the Plan Commission again. Today is an initial review, and July is for the more detailed plans. Hallquist asked if anything has changed since the last time you were here, and he said no.

“inaudible.”

Hallquist asked Hussinger if he had any issues with the rezoning and Hussinger said no, we just have to go through the process. It was stated that all Plan Commissioners like the plan and Bailey said this is just an initial review so there is no approval at this time. He said this is Plan Commission shot one, and Plan Commission will get another opportunity, and hopefully it gets conditionally approved to go to the Village Board. He said the Village Board would set a public hearing at least 30 days after, it would go to a second Village Board meeting and then a 3rd Village Board meeting. Bailey said if everything runs on track, we are looking at September 16th for Plan Commission and September 23rd for Village Board approval. Hallquist said the Plan Commissioners like the concept. DeCourcy-Bower said the west portion of the property is A-1 & how does that align with the comp plan. DeCourcy-Bower said something to consider is if we are bringing these properties in and then rezoning them, he said he is not sure that piece of land is necessarily specified to be agricultural in the future land use plan, he said so something to check on. Bailey said it is item C under on the agenda. He said that entire parcel, the original intent was it would one day be single family residential but the current owner of the property either will keep it 100% agricultural or bring this in, that is why we were looking at comprehensive plan use to do that. Mr. Gehl stated the current zoning is public because it was owned by the High School, but the use has always been A-1. Ryan Amtmann said there will be additional meetings with staff and Mr. Gehl’s group. He said one thing to think about is access for pedestrians and paths in both directions for this parcel. He said there are no paths going towards Four Winds East neighbor so there will be some challenges for connectivity for pedestrians and bikers to get to this site. Brief discussion on paths.

- Lyman Tschanz 327 Hemlock Ct – Applauds the effort of this development, thinks the development is a great use and in support of the development.
- Sue Isler - W301N5575 Sunrise Ct – wanted to make sure they were not going to be annexed into the Hartland.
- Four Winds West residents – love the idea of development.
- Alexander Wantoch 309 Hemlock Ct – extremely excited about it.

Bailey commented that the sewer for this property will go to a different connector station. He said staff will review over the next several week.

8. Announcements –

None at this time.

9. Adjourn

Motion (deCourcy-Bower/Wallschlager) to adjourn. Carried (6-0).

Adjourned at 7:01 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk