

MAY 28, 2013 Plan Commission Meeting

The Plan Commission met at 7:30 p.m. on Tuesday, May 28, 2013 at the Town Hall in New Munster. Chairman William Glembocki opened the meeting with the Pledge of Allegiance.

Plan Commission members present signing the attendance sheet: Chairman William Glembocki, Clayton Wagner, Sue Riley, Vince Mosca, and Dennis Robers. Commissioners excused: Paul DeLuisa, Mary Ochoa-Petersen, and Randy Schulz.

Also present: Supervisors Andrew Lois, Clerk Sheila Siegler, Ryan Carlson, and Fred Silk.

Meeting notices were posted in six public places and newspapers were notified. Meeting notice was also placed on the town website. Property owners within 300 ft. of Tax Parcel #95-4-219-331-0301 were notified of the meeting by First Class Mail.

Minutes of the March 25, 2013 Plan Commission Meeting were moved for approval by Dennis Robers and second by Vince Mosca. Motion carried.

- **Public Comments** – none
- **Rezoning Request** – Burco Holdings LLC, 8700 75th St., Kenosha, Agent – Ryan Carlson, Carlson Dash, LLC, 10111 Corporate Dr., STE 100, Pleasant Prairie, requesting rezoning from R-2 Suburban Single-Family Residential District and C-1 Lowland Resource Conservancy District to A-2 General Agricultural District & C-1

Tax Parcel #95-4-219-331-0301 – the former Hidden Meadow Estates Subdivision located in the area northeast of the intersection of 368th Ave. and 52nd St. The subdivision plat has been vacated and all lots combined.

Ryan Carlson said the Developer Agreement provided for the zoning to go back to agricultural if the subdivision failed to be developed. Burco Holdings LLC is asking for the rezoning to A-2 General Agricultural District and C-1. The subdivision plat has been vacated and will not be developed. Burco Holdings is also requesting, per the Developer Agreement, for the return of any remaining escrow.

Note: this rezoning does not require a comprehensive plan amendment. The comprehensive plan provides for subdivisions that were not developed to return to agricultural zoning but still remain in the comprehensive plan as Suburban Density – Residential.

Clayton Wagner moved a favorable recommendation to the town board for the request of Burco Holdings LLC to change the R-2 zoning district to A-2 General Agricultural with the C-1 district remaining for Tax Parcel #95-4-219-331-0301. Susan Riley seconded. Motion carried on a roll call vote of 5-0.

- **Reports and Correspondence** –

Clerk reported there will likely be a request forthcoming from R & R Properties LLP (Ron and Ray Vos) for a comprehensive plan amendment to change 20 A. from farmland protection to general agricultural on property owned on the south side of 31st St. east of 328th Ave. Their attorney has inquired as to the process.

Clayton Wagner said the ATC hearing were to be held around June 1st but he's heard there is a delay and it won't be until next year.

- **Adjournment** –

Susan Riley moved to adjourn at 7:50 p.m. Vince Mosca seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk