

June 22, 2015 Plan Commission Meeting

The Plan Commission met at 7:40 p.m. on Monday, June 22, 2015 at the Town Hall in New Munster. Present for the Plan Commission: Chairman William Glembocki, Clayton Wagner Randy Schulz, Dennis Robers, and Paul DeLuisa. Susan Riley, Vince Mosca and Mary Ochoa Petersen were excused. Also present: Town Clerk Sheila Siegler, Andrew Lois, Town Planner Patrick Meehan - Meehan and Associates, Lance Platts, Art Naber, Paul Naber, Tim Lynch - Lynch & Associates, Ashley Dabbs, Mike Dabbs, and Phillip Kirsch.

Chairman Glembocki opened the meeting with the *Pledge of Allegiance*.

Clerk reported all property owners within 300 ft. of Tax Parcel #95-4-119-052-0322 and Tax Parcel #95-4-119-024-0300 were notified of the plan commission meeting by First Class Mail.

Clayton Wagner moved to approve the minutes of the May 18, 2015 meeting. Paul DeLuisa seconded. Motion carried.

Public comments - Phillip Kirsch, 33106 76th St. asked if he would be able to speak regarding the "Hills of Lilly Lake" conceptual plan during the discussion. Chairman agreed if it concerns pertinent information in regard to the proposed subdivision.

Rezoning application - Lance A & Debra A Platts, 39005 60th St., Burlington, WI 53105 to rezone 3.03 Acres of Tax Parcel #95-4-119-052-0322 from A-2 General Agricultural District to R-2 Suburban Single-Family Residential District and attach via a lot line adjustment to the adjacent parcel #95-4-119-052-0330.

Parcel #95-4-110-052-0322 will decrease to 10.08 acres including the road right-of-way; Parcel #95-4-119-052-0330 will increase to 4.41 acres zoned R-2 Single-Family Residential District. For information purposes, this property is located on the south side of 60th St., 600 ft. east of 392nd Ave.

Lance Platts said he wants to add three acres to the south side of Parcel #95-4-119-052-0330 and will be selling the property. The straight border of trees will remain. There will be two lots of the same depth. At the present time, his residence is on a "flag" parcel. The driveway is already there. It has perked for a conventional system.

Commissioner Dennis Robers moved to send a favorable recommendation to the town board for the request of Lance and Debra Platts to rezone 3.03 Acres of Parcel #95-4-119-052-0322 from A-2 to R-2 and attach via a lot line adjustment to Parcel #95-4-119-052-0330 per application. Randy Schulz seconded. On a roll call vote - Robers, Schulz, DeLuisa, Wagner and Glembocki voted in favor. None voted against. Riley, Mosca, and Ochoa-Petersen were absent Carried.

CONCEPTUAL PLAN for a 13 lot subdivision, "The Hills of Lilly Lake" on property north of 75th St. - Tax Parcel #95-4-119-024-0300, farmhouse address 33202 73rd St. owned by Art & Paul Naber.

Tim Lynch presented the conceptual plan for a 13 lot subdivision. There were two outlot stormwater retention areas. Lynch said they are still working on the stormwater drainage plan and there could be possible adjustments in the lot lines and perhaps an additional lot added. They intend to do the subdivision in two phases but will be seeking approval for the entire subdivision. The intent would be to sell the three lots (Lots 2, 3, 4) along 75th St. and the farmhouse property (Lot 1) as the first phase and develop the remaining and construct the road. They realize they would need to provide a Developers Agreement and Letter of Credit to fulfill the road construction obligations.

There was discussion about dedicating the property for the north extension of the road that could provide a way to connect to Hwy 50 in the event the property in between was developed at a future date. Naber is willing to dedicate but does not feel he should have to construct the road or put money in escrow. If it benefits the future developer, they should pay for the small amount of roadway.

Art Naber said he wished to keep the farmhouse property as 10 acres so animals could remain on the parcel and also because there is so much C-1 wetland area on this parcel. He was advised to put deed restrictions on the number and type of animals so problems did not develop and future homeowners were alerted as to what they can expect.

Town Planner Meehan said the proposed subdivision plat should show the proposed phases and there should be a homeowners association to maintain the outlots.

Phillip Kirsch objected to the road coming north as close to his house as is planned because if he wanted to tie on to this road to develop a couple of parcels it would be better for him if it was further to the east. He has a large house on large acreage and wants to keep the estate

value of the property. Kirsch asked if he would be able to address this matter and was told there would be preliminary plat and final plat meetings.

Planner Meehan said this was no concern to him unless he did develop his property. The Land Plan shows as Suburban Density so Art and Paul Naber are within the plans approved for the area. The developer is not expected to pay for off-site improvements to aid someone else.

Art Naber said he is willing to dedicate the north section because he realizes the future planning for a possible road connection but it does not benefit him. He should not be forced to move the road to benefit Kirsch.

Clayton Wagner said the commission needs to look to the future. We can't land lock areas.

Tim Lynch said the road would be difficult to change road direction because of the location of the farmhouse and barn. They will complete engineering, a preliminary subdivision plat with a phasing plan and be back to the commission.

Chairman Glembocki said the road would only be developed if Kirsch decides to develop. We will check with the town attorney regarding road dedication and leaving it undeveloped for a future connection.

Reports and correspondence – Clerk stated Mark Merkling would be requesting a Comprehensive Plan amendment, rezoning and a conditional use permit application at the July 27, 2015 meeting in order to construct a "New Generation RV" building and move his business across the street on 392nd Ave.

Adjournment - Paul DeLuisa moved to adjourn at 8:50 p.m. Randy Schulz seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk