

Sherwood Plan Commission Meeting Minutes

March 4, 2019

- 1) Call to Order/Roll Call. – *Chairman Summers called the meeting to order with roll call at 6:30 p.m.:*

Present:

*Jean DeKeyser
Bob Gillespie, excused
Joyce Laux
Kathy Salo
Brad Schmidt
Scott Sheppard
Steve Summers*

Absent:

None

Others Present:

*Randy Friday; Administrator
Susan Williams; Clerk-Treasurer
John West; Resident (RE: 8.a.)*

- 2) Pledge of Allegiance. Recited.
- 3) Approval of the Agenda. *Salo moved to approve the agenda as presented. Sheppard 2nd. Motion carried unanimously.*
- 4) Approval of Minutes: Nov. 5 (Regular Meeting) *Schmidt moved to approve the Nov. 5, 2018 Minutes. Salo 2nd. Motion carried unanimously.*
- 5) Citizen comments on agenda items. None.
- 6) Officer's Report
 - a. Plan Commission; Chair: Nothing to report.
 - b. Zoning Administrator: Activity light due to Winter weather.
- 7) Old Business:
 - a. *Calendar: Annually review Comprehensive Plan obligations (May/Dec.).*
 - b. *'Pond View Estates' subdivision development: Friday noted it is likely the subdivision (Wittman property) will come forward next month for Preliminary Plat review.*
- 8) New Business:
 - a. *Review potential property split and rezoning request (at N634 Military Road).*

Property owner, John West, discussed splitting the current 11 acre lot he recently purchased into three lots, selling one lot (north) and continuing rental of a second lot (middle) as residential properties. The third lot, lying at the southerly edge of the property would be for usage as a storage building and workshop building for himself. The newly created third lot would abut an adjacent, already existing 0.6ac. lot he owns that is zoned industrial.

The Commission discussed pros and cons of Mr. West's plan noting that perhaps a different level of 'Industrial' usage would be more appropriate, so long as it allowed for his desire to use the property. Mr. West proposed that in the future the property could be used as a storage facility. However, that is not his goal at this time. Salo noted his desire conflicts with the adopted Comprehensive Plan – Future Land Use Map. Schmidt noted any deviation from the Comp. Plan would necessitate a map change, which entails a public hearing and approval from the Village Board. When asked if he would be satisfied with a partial approval of his plan, based on current zoning, he indicated he would not be satisfied. Further discussion was held about possibly reviewing the 'C-3' and 'I' zoning as a compromise, and their applicability to Mr. West's desire to have more land than only his 0.6ac. 'industrially-zoned' parcel abutting the railroad track.

b. Zoning Code Update.

Schmidt, Summers and Salo agreed to work with Staff to review the recently completed Village efforts to update the Zoning Code. Items may be brought before the Plan Commission piecemeal, as a way to continue the update effort without using a consultant.

9) Correspondences: None.

10) Adjourn. - *Sheppard moved to adjourn the meeting at 7:48 p.m. Laux 2nd. Motion carried unanimously.*

Minutes presented for review and approval by Randy Friday, Acting Clerk.