

Sherwood Plan Commission Meeting Minutes
May 6, 2019

- 1) Call to Order/Roll Call: Chairman Steve Summers called the meeting to order at 6:30 pm. Commissioners present included Scott Shepard, Joyce Laux, Bob Gillespie, Brad Schmidt, Kathy Salo, and Jean DeKeyser. Also in attendance was Administrator Randy Friday and Clerk/Treasurer Jo Ann Lesser. There were other attendees in the audience.
- 2) Pledge of Allegiance: All those present stood to recite the Pledge of Allegiance.
- 3) Approval of the Agenda: Commissioner Sheppard made a motion to approve the agenda. Commissioner Schmidt seconded the motion. Motion carried, 7-0.
- 4) Approval of Minutes:
 - April 1 (Regular Meeting): Commissioner Salo made a motion to approve the April 1, 2019 meeting minutes. Commissioner Laux seconded the motion. Motion carried, 7-0.
 - April 15 (Special Meeting): Commissioner DeKeyser made a motion to approve the April 15, 2019 minutes. Commissioner Gillespie seconded the motion. Motion carried, 7-0.
- 5) Public Hearing: *'Pond View Estates' – Planned Unit Development (PUD #2019-01)*: As a Planned Unit Development, developer is required to hold a *public hearing*, which will be done in concert with *Final Plat Review* prior to Village Board final consideration (in June): Chairman Summers read the notice three times and opened the hearing at 6:32 pm. Katherine Hacker of W5006 Cherrywood Drive read from a prepared statement listing concerns regarding the increased traffic on Natures Way with the new development. Hacker also talked about concerns with extra storm water going into their subdivision pond. John Sharer of W5011 Cherrywood Drive had concerns regarding there being a lot of exceptions to policy for a PUD, he wanted to know if the rules were hard and fast or will they be open to interpretation. Sharer also was concerned about the recent work being conducted on the property and it was noted for the record that the water line was located. Sharer also had concerns about the woods, if it would be effected by the development and it was noted there are no plans to remove the trees. Chairman Summers asked for any additional comments, after hearing none, the public hearing was closed at 6:47 pm.
- 6) Citizen comments on agenda items: None
- 7) Officer's Report
 - a. Plan Commission – Chair-None
 - b. Zoning Administrator: Administrator Friday indicated that his report was to let the Commission know the annual Comprehensive Plan update was on the agenda as well as a concept plan for new development on State Highway 114.
- 8) Old Business:
 - a. *Calendar*: Review of annual Comprehensive Plan obligations (May and Dec.): Administrator Friday went over some highlighted items in the calendar, explaining there will be some things for the commission to review in 2019.
 - b. Zoning Code updates.
 - *'Open Burning'*: Review other municipal codes: Chairman Summers stated that he did some research by contacting other communities to find out what their rules are on open burning. He found that Sherwood is in the minority allowing open burning. Most places site health reasons or environmental issues as to why they disallowed it. Commissioner Gillespie stated that if this option would be removed, an alternative option for residents should be established. Bob Anderson of N7829 Niagara Court spoke about ordinances not being enforced, in regards to property maintenance.

9) New Business:

- a. PUD #2019-01 (*'Pond View Estates'*): Consider request for *Planned Unit Development* of a 39-lot residential subdivision on 20.06 acres lying between Pigeon and Stommel Roads prior to *Final Plat* consideration in June (Van's Construction): Commissioner Salo made a motion to recommend approval of the preliminary plat with contingencies set forth by Cedar Corporation and McMahon & Associates. Commissioner Laux seconded the motion. Motion carried, 5-2.
- b. *Concept Plan Review*: Consider Planned Unit Development for residential, age-restricted, independently-owned condominium units [duplex-style] on 6ac. agriculturally-zoned property (Parcels #13601, 13602, 13606) abutting STH 55/114 between Wanick Park & *The Outpost* (Feathercrest Development): Travis Dudovick presented a concept plan for review. Discussion revolved around storm water plans. Dudovick stated that the property is split in half with the drainage flow, the south end lots will drain to the pond by Dick's Grocery Store and the north end lots will drain to a dry pond on the property. Dudovick stated the concept is to build 1,400 square foot duplexes with zero entry, 2 car garages, screened porch, and full basements. Depending on the owner's desire, there could be packages developed to change the layout. The plan also showed a one-way entry and exit with additional parking for guests along the roadway. The width of the road would be a car and a half wide to incorporate walking rather than adding sidewalks. The facility would offer a gathering center in the middle of the property and full condo services will include grass cutting and snow removal. There was a comment about connecting a walking path to Wanick Park. Commissioner Gillespie made a motion to approve the concept plan. Commissioner Schmidt seconded the motion. Motion carried, 6-1.

10) Correspondences:

- a. Request to place netting on property line abutting HCGC – Hole #15 (Olsen; April 4): Discussion revolved around height and concerns of the aesthetics of the net. There was discussion regarding the golf course placing the netting on their property. No decision was made on this item.
- b. Rezoning discussion (*IR-2 to Industrial or Commercial* at N634 Military Road (West; April 16): Discussion seemed to indicate there is confusion as to what was previously requested for a zoning amendment. Administrator Friday was asked to do more research on this subject and bring it back for commissioners to review.
- c. Request for easement consideration on properties lying in Sherwood & Harrison (N7952 STH 55/114 – Brantmeier home (Sherwood) and farm land (Harrison): It was determined the village does not get involved with easements between private parties. No decision was made on this issue other than to have Administrator Friday explain this to the petitioner.

11) Adjourn: The meeting adjourned at 8:13 pm.

Respectfully submitted,

Jo Ann Lesser, CMC, WCMC
Clerk/Treasurer