

Sherwood Plan Commission Meeting Minutes
Special Meeting
May 18, 2020

NOTE: Due to COVID-19 restrictions, residents are **not** allowed in the Village Hall but may 'join' the meeting at 6:30pm via WebEx meeting home page at www.villageofsherwood.org. On the upper right-hand side of your computer screen you will see the link to join the WebEx meeting. You may also print or save a copy of the complete meeting packet.

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

Present	Absent
<i>Jean DeKeyser (virtual)</i>	<i>None</i>
<i>Bob Gillespie</i>	Others Present
<i>Joyce Laux</i>	<i>Randy Friday, Administrator</i>
<i>Kathy Salo (virtual)</i>	<i>Kathy Mader, Acting Clerk</i>
<i>Brad Schmidt</i>	<i>Craig Hamilton, AIT</i>
<i>Scott Sheppard (virtual)</i>	
<i>Steve Summers</i>	

- 2) Pledge of Allegiance – *Recited*

- 3) Approval of the Agenda – *Schmidt moved to approve the agenda. Laux seconded. Motion carried unanimously.*

- 4) Approval of Minutes: March 2 – *Gillespie moved to approve the March 2, 2020 meeting minutes. Schmidt seconded. Motion carried unanimously.*

- 5) Citizen comments on agenda items

- *Bob Anderson (virtual) N7829 S Niagara Ct Re: 7 c – 7 f*
Anderson believes the High Cliff Golf Course proposed development will be a high density develop and suggests the Village consider revising the high-density policy. He also inquired whether or not the Village engineer checked the traffic issues as suggested by the Plan Commission at the March meeting? Would it be gated as suggested by Corey Feller, HCGC? He requests the PC to take these concerns into consideration before moving forward.

- *Lucia Moburg (virtual) W4864 Forest Lane Re: 7 c – 7 f*
Moburg opined the preservation of Sherwood as it is today is to care for the future generations of Sherwood. She questioned why progress needs to be development rather than the preservation of the existing.

- *Craig Booher (virtual) W4897 Golf Course Rd Re: 7 c – 7 f*
Booher expressed concern regarding the traffic at the intersection of Golf Course Road and Palisades Trail. He requests the Plan Commission to not approve the development.

- *Roland Smoot (virtual) N7779 Spurline Ct Re: 7 c – 7 f*
Smoot stated he had a direct conversation with Dan Rippl, High Cliff Golf Course, and understands the reason HCGC needs to build the development is because they bought the High Cliff Restaurant and, now, they need revenue.

6) Officer's Report

- a. Plan Commission – Chair – *Summers thanked Sheppard for chairing the March 2 meeting and stated the Open Burning results and Fire Pit Regulations discussion will be moved to the June agenda.*

Summers reminded everyone in attendance (in-person and via virtual) the Plan Commission is a recommending body. Therefore, the final discussion to approve or deny will occur at the Village Board level.

- b. Zoning Administrator – *Friday said the permitting season is very busy and, in the near future, there might be discussion regarding the current versus future use of Sherwood Forest Golf Course property.*

7) Old Business:

- a. Open Burning: Survey results (Salo; June).
- b. Fire Pit regulation: Ordinance review (Summers; June).

NOTE: For prior information regarding items 7c thru 7f., refer to March 2. New information, only, included in May 18 paper copy packet.

- c. RP #2019-01: (Note: Public Hearing conducted March 2) A rezoning petition (Drive Fore Success, LLC) to rezone parcel #13425 (18th Hole) from IR-1 to IR-2 zoning district. – ***Salo moved and Laux seconded to recommend Village Board approval of RP #2019-01, rezoning parcel #13425 from IR-1 to IR-2, contingent upon the Village Board negating or dissolving the 2010 Developer's Agreement. Unanimous approval.***

Schmidt requested clarification of Village Zoning Code district standards for IR-2 district; inquired of High Cliff Golf Course representatives and their engineers what part of the IR-2 standards will the development not be able to meet if they are requesting the PUD.

Gary Zahringer (virtual), Martenson & Eisele, responding to Schmidt, stated the front yard setbacks are 17' versus 30' required in IR-2; the closer-to-the-private-drive front yard setbacks allow larger backyards that will abut Golf Course Road residences. Zahringer explained a normal public street is 66 feet wide road-right-of-way. While this private development drive area width is considerably smaller since it is a private drive.

Sheppard stated the High Cliff Golf Course is a private entity not a public entity such as the High Cliff State Park, therefore, their financial situation is not an issue for the Plan Commission.

Gillespie requested clarification of the motion. Salo explained, since the TID 1 is closed, to consider approval or denial of this item, the agreement should be negated or dissolved.

Salo questioned Dan Rippl (virtual), High Cliff Golf Course, if they would consider a lower density development, for example 10 buildings with 20 units. Rippl responded it would not be fiscally prudent for the needed revenue.

- d. PUD #2019-02: (Note: Public Hearing conducted March 2) Consider a Planned Unit Development (22 buildings as 44 duplex units) based on RP #2019-01 (Drive Fore Success, LLC) allowing development of duplex units on current 18th Hole of HCGC (11.3 acres) – ***Gillespie moved to recommend the Village Board approve PUD #2019-02 conditional upon completion of the WDNR wetland delineation study. Laux seconded. Dekeyser – Nay, Gillespie – Aye, Laux – Aye, Salo – Nay, Schmidt – Nay, Sheppard – Nay, Summers – Aye. Vote 4-3 to deny.***
 - e. CPA #2020-01: (Note: Public Hearing conducted March 2) A Comprehensive Plan Amendment in concert with RP #2019-01 and/or PUD #2019-02 regarding the land use of High Cliff Golf Course Hole #18 (Parcel #13425; Drive Force Success, LLC); Maps 8-3 (Land Use) and 8-4 (Future Land Use) – ***Sheppard moved to recommend the Village Board approve CPA #2020-01, Comprehensive Plan Amendment in concert with RP #2019-01, regarding the land use of High Cliff Golf Course Hole #18, Parcel #13425; Maps 8-3 (Land Use) and 8-4 (Future Land Use). Gillespie seconded. Dekeyser – Nay, Gillespie – Aye, Laux – Aye, Salo – Aye, Schmidt – Aye, Sheppard – Aye, Summers – Aye. Vote 6-1 to approve.***
 - f. Concept Plan: (Tabled from Dec, 2019) Consider updated High Cliff Golf Course (Drive Fore Success, LLC) proposed development on 18th hole (Parcel #13425) – ***Gillespie moved to recommend Village Board approval of the updated Concept Plan for the High Cliff Golf Course proposed development on the 18th hole, Parcel #13425. Laux seconded. DeKeyser – Nay, Gillespie – Aye, Laux – Aye, Salo – Aye, Schmidt – Nay, Sheppard – Aye, Summers – Aye. Vote 5-2 to approve.***
- 8) New Business:
- a. Area Development Plan (ADP # 2020-01): Consider development proposal (Parcel #13697; 10.2 acres; Schulz, Burzynski). Note: Previous plan reviewed in 1997 for development as Sherwood Forest 2nd Addition. Only one lot approved, via CSM, for construction of a single-family home (Schultz) – *In consensus, the Plan Commission suggested Burzynski continue discussions with a civil engineer to ensure the utilities on the ADP are placed in such a way as to not impact possible future lot(s) development.*

9) Correspondences:

- a. (Per P.C. request) Legal Review of 2010 ‘Redevelopment Agreement’ between Village and High Cliff Golf Course, Inc. (Town Counsel Law & Litigation, LLC; March 25) – Reviewed.
- b. Consideration for guidelines regarding ‘Open Burning’ [post-Survey] (Kosiorek; March 29) – Reviewed.
- c. Condon Road project: T-33 aircraft/Veteran’s Memorial location (American Legion Post #496; May 7) – Reviewed.
- d. HCGC Agenda business items (see above): ‘Comments regarding The Cottages project’, ‘Responses to Citizen Letter’, ‘A Letter from the CEO’ (HCGC – Dan Rippl; May 14) – Reviewed.

10) Adjourn – *Schmidt moved to adjourn at 8:48 p.m. Laux seconded. Motion carried unanimously.*

Respectfully submitted for review and approval by Kathy Mader, Acting Clerk