

Sherwood Plan Commission Minutes

Monday July 1, 2024

1) *Chairperson Summers called the meeting to order at 6:31 with roll call:*

Present:

*Roger Kaas
David Miller
Kathy Salo
Brad Schmidt
Steve Summers*

Absent:

*Tom Herrmann
Scott Sheppard*

Others Present:

*Diane Wessel, Interim-Administrator
Sadie Slotke, Clerk/Treasurer (Virtual)*

1) Pledge of Allegiance.—*Recited.*

2) Approval of the Agenda.

Salo moved to approve the agenda. Schmidt seconded. Motion carried without dissent.

3) Approval of Minutes: June 3.

Salo moved to approve the minutes. Miller seconded. Motion carried without dissent.

4) Citizen comments on agenda items.—*All chose to defer comments until agenda items.*

5) Officer's Report.—*None.*

6) Old Business: *None.*

7) New Business:

a. *Chapter 22 Article X – Performance Standards; Noise*

Wessel explained that staff received a noise complaint about the golf course mowing at dawn. Upon looking at noise regulations, it was found to be regulated in chapter 22-Zoning and chapter 7-Public Nuisance. The two chapters have contradictory language, which makes them not enforceable. Wessel recommends striking the noise ordinance language from chapter 22. Jesse Troestler was present to discuss a CSM request, and spoke on behalf of the golf course, asking for the ordinance to be changed to allow the golf course to mow at dawn. The golf course would not survive financially if not allowed to mow before 7 A.M. Summers would like to work with the Village Board to get the code of ordinances updated.

Salo recommends that the Village Board direct staff to draft language to strike noise regulation from chapter 22. Schmidt seconded. Motion carried without dissent.

b. *Land division regulations*

In reference to a CSM request on Nottingham, and the legal opinion that was provided, Wessel discussed Chapter 24; Subdivisions in Sherwood's Code of Ordinances. Chapter 24 was updated in 2013, and followed state statute regarding lot divisions. State statutes changed 10 months later, and exempted parcels greater than 1.5 acres from the definition of a subdivision. Sherwood didn't update to follow the new state statutes, making Sherwood's ordinances more restrictive than the state. Wessel wanted clarification on whether the intent was to follow state statute or be more restrictive.

Kaas moved to recommend revising chapter 24 to be consistent with state statutes. Miller seconded. Motion carried without dissent.

c. *Nature Lane CSM*

Scott Anderson of Davel Engineering was present to request approval of a CSM to convert three lots to two. There is a small corner lot on the corner of Pond Court and Nature Lane that is not developed. Kevin Pritchard is the property owner and was present for discussion. He wants to split the empty parcel and add each half to the two neighboring parcels. He said he doesn't plan to ever build on the property.

Schmidt moved to approve the CSM. Miller seconded. Motion carried without dissent.

d. *Nottingham Court CSM (Holz, West, Catlin)*

Wessel explained this is the CSM request that initiated her research into subdivision regulations. Other than the concern discussed earlier where the village doesn't exclude parcels in excess of 1.5 acres from subdivisions, state statute and village ordinances also exempt parcels from subdivision regulations that are being transferred to adjacent parcels. Jeff Holz, N498 Nottingham Court, was present to discuss his CSM request. Wessel explained that they are not creating a new parcel, the three homeowners will each absorb 1/3 of the outlot onto the parcel that contains their residence, essentially going from four lots to three. Wessel discussed this CSM request with WI Dept. of Administration Plat Review Division for clarification due to the many intricacies to consider. The DOA response indicates this would be allowed.

Schmidt moved to recommend approval of Nottingham Lane CSM. Kaas seconded. Motion carried without dissent.

e. *Cottage Lane CSM (Troestler)*

Jesse Troestler was present to explain that some of the parcels on Cottage Lane aren't wide enough to accommodate a 3rd car garage stall. He would like to shift lot lines for lots 41 and 42, and end up combining lots 43 and 44 into one parcel to build a larger single-family detached home rather than two duplex/condos.

Salo moved to recommend approval of Cottage Lane CSM. Kaas seconded. Motion carried without dissent.

8) Correspondences: *None.*

9) Adjourn.

Salo moved to adjourn at 7:21 pm. Kaas seconded. Motion carried without dissent.

Respectfully submitted for review and approval by Sadie Slotke, Clerk/Treasurer.