

Sherwood Plan Commission
Meeting Minutes
Aug. 3, 2020 – 6:30 p.m.

1) Call to Order/Roll Call – *Chairman Summers called the meeting to order with roll call:*

Present

Jean DeKeyser (virtual)

Bob Gillespie

Joyce Laux

Kathy Salo

Brad Schmidt

Steve Summers

Absent

Scott Sheppard

Others Present

Randy Friday, Administrator

Kathy Mader, Acting Clerk

2) Pledge of Allegiance – *Recited.*

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

4) Approval of Minutes: July 6 (Regular Meeting) – *Salo moved to approve the July 6, 2020 Minutes. Laux seconded. Motion carried unanimously.*

5) Citizen comments on agenda items –

- *Bob Anderson* *N7829 S Niagara Ct* *Re item 7) a*
Anderson requested the Village Board to remember Dan Rippl, High Cliff Public Course, stated they (HCGC) could not financially consider building fewer units than what is proposed. Anderson feels the board should expect compromise from Rippl (HCGC) and to consider the 55 & older project being proposed at the former Sherwood Forest Golf Course site and site near Wanick Park on Hwy 114.

- *Tim Halbach* *W612 Clifton Road* *Re item 7) a*
Halbach stated he appreciated project discussion at the May 18, 2020 meeting. He questioned why the PUD item is on the agenda. He understands the Protest Petition coming back but doesn't understand the process as being done.

6) Officer's Report:

- a. Plan Commission – Chair – *Summers stated the Public Hearing for the Burning and Fire Pit ordinances will be held at the September meeting since unintentionally overlooked for the August meeting.*

- b. Zoning Administrator – *Friday stated there are currently nine new home permits for this year.*

7) Old Business:

- a. Protest Petition regarding The Cottages at High Cliff (RP #2019-01 & PUD #2019-02).
Note: Referred back to Plan Commission by Village Board per Zoning Code.

i. RP #2019-01: Request to rezone from IR-1 to IR-2 zoning on current Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres) – ***Gillespie moved to recommend VB approval of RP #2019-01 to rezone from IR-1 to IR-2 zoning on current Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres). Salo seconded. Motion approved unanimously by roll call.***

ii. PUD #2019-02: Request to construct 22 buildings (44 duplex units) on current Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres) – ***Salo moved to recommend VB approval of PUD #2019-02 to construct 22 buildings (44 duplex units) on Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres). Gillespie seconded. Approved by 4-2 roll call vote. DeKeyser – Nay, Schmidt – Nay***

DeKeyser stressed concern for walking traffic on Golf Course Road with increased traffic which will occur with this project. Friday stated Village Counsel did not deem a DOT Traffic Study necessary for such a minor project.

b. 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) – ***Laux moved Applicant initiate proceeding with Certified Survey Map for this area. DeKeyser seconded. Approved by 4-2 vote. Summers – Nay, Schmidt – Nay.***

c. CSM #2020-03: Request (West) to re-create Tax ID #13504 (N364 Military Road; 11 ac.) as two lots; Lot #1 (2.0 ac.) continues as IR-2 residential zoning and remainder, Lot #2 (9.0 ac.) to be split off for commercial development (see RP#2020-01).
NOTE: RP #2020-01: PC recommends rezoning of Tax ID #13504 (N364 Military Road) from current IR-2 zoning into two parcels; Dwelling (2 ac.) remains IR-2, Remainder (9.0 ac.) rezoned C-2 (Commercial) for future warehouse-type building – ***Schmidt moved to recommend VB approval of CSM #2020-03 for request (West) to re-create Tax ID #13504 (N364 Military Road; 11 ac) as two lots, Lot #1 (2.0 ac.) continues as IR-2 residential zoning and remainder, Lot #2 (9.0 ac.) to be split off for commercial development (see RP #2020-01). Gillespie seconded. Approved by 5-1 vote. Laux – Nay.***

8) New Business:

a. Request to amend Developer Agreement (Sanderfoot): Land Use Permit request to construct addition to existing, non-conforming use (warehouse) building by amending Developer Agreement (2016) regarding 15.09 ac. of R-1 (Single-family) zoned property on State Park Road (Tax ID #31250; Sanderfoot) – ***Commission directed Staff to present request to the Village Board considering whether or not to amend the current Developer Agreement and determine if it should then return to the Plan Commission for further consideration.***

9) Correspondences: None.

10) Adjourn – *Salo moved to adjourn at 8:23 p.m. Schmidt seconded. Motion carried unanimously.*

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