

# Sherwood Plan Commission Special Meeting Minutes

September 3, 2024

- 1) Call to Order/Roll Call—Chairperson Summers called the meeting to order at 6:30pm with roll call:

***Present:***

*Roger Kaas  
David Miller  
Kathy Salo  
Steve Summers*

***Absent:***

*Tom Herrmann  
Scott Sheppard  
Brad Schmidt*

***Others Present:***

*Padrick Dunn, Administrator  
Sadie Slotke, Clerk/Treasurer  
Kris Moscinski, Deputy Clerk/Treasurer*

- 2) Pledge of Allegiance—*Recited.*

- 3) Approval of the Agenda—***Salo moved to approve the agenda. Miller Seconded. Motion carried without dissent.***

- 4) Approval of Minutes: *August 5—Salo moved to approve the minutes. Miller Seconded. Kaas requested one word in the minutes be changed from “agenda” to “minutes.” Motion carried without dissent.*

- 5) Citizen comments on agenda items—*Jesse Troestler requested to defer comments until his agenda item.*

- 6) Public Hearing: *Conditional Use Permit for Storage Building at High Cliff Golf Course.*

*Chairman Summers read the public hearing notice for the conditional use permit three times. Salo moved to open the public hearing at 6:32. Miller seconded. Motion carried without dissent.*

*Jesse Troestler, W5031 Cherrywood Drive, explained the location of the shed on the 121 acre parcel. He plans to construct the 6000 square foot storage building near the entrance of the state park, and the Village lift station. It will be blocked by trees on three sides.*

*Paul Stelter, W4938 Spring Court. He thought the notice could have contained more information explaining the planned location. He also expressed concern about how this building may impact his view across the golf course to the lake. Stelter inquired about the plans for landscaping/screening to block it from view.*

*Troestler explained the building will be approximately 14 feet tall, and won't be seen from the road due to the wooded area it will be built on.*

*Mike Buchette, W4937 Spring Court. Buchette shares the same concerns as Stelter. He also expressed concern that the golf course will ask for financial assistance to construct the building.*

***With no other comments, Kaas moved to close the public hearing at 6:40pm. Salo seconded. Motion carried without dissent.***

- 7) Officer's Report.
  - a. Plan Commission – Chair—*None.*
  - b. Zoning Administrator—*None.*
- 8) Old Business: *None.*
- 9) New Business:
  - a. *CSM #2024-06; Robinhood Dr. Parcel #46468—split into 3 parcels plus outlot for private road.*

*Slotke explained that at a previous meeting, this concept had been preliminarily approved. At the last Village board meeting, an updated subdivision ordinance was approved, which allows this land division to occur. At the next Plan Commission meeting, there will be a public hearing regarding the rezone/PUD overlay that will be needed to develop these lots with a private, narrower road than Sherwood allows for public roads.*

*Salo expressed concern about the current zoning of the former golf course, which is IR-2. Salo requested the zoning be an agenda item at the next meeting.*

***Kaas moved to recommend approval the CSM contingent on the approval of the Rezone/PUD overlay for the three lots plus outlot. Salo seconded.***

- b. *Conditional Use Permit for Storage Building at High Cliff Golf Course.*

***Salo moved to approve the conditional use permit for the storage building at the High Cliff Golf Course. Kaas seconded and then asked Troestler if he had drawings/elevations to look at. Troestler said he doesn't have drawings, but explained it will be 60 feet by 100 feet in gray metal, with three garage doors and no windows. This building is needed to properly store all the golf course equipment. Motion carried without dissent.***

- c. *2025 Budget*

*A brief discussion on the recommended zoning code audit and or a full re-write occurred. Cedar Corp offered to assist with the audit and rewrite at an hourly rate, but the required hours is unknown.*

*Dunn explained that he is working with Calumet County Planning/Zoning department for them to take over planning/zoning for Sherwood. The Calumet County staff are willing to assist with identifying ordinances that need to be updated, which can reduce costs. Dunn will provide cost estimates for a zoning code update at the next meeting*

10) Adjourn.

***Kaas moved to adjourn at 6:53pm. Salo seconded. Motion carried without dissent.***

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