

**Sherwood Plan Commission Meeting Minutes**  
**Dec. 2, 2019**

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

***Present***

*Jean DeKeyser*  
*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 – *Schmidt moved to approve the agenda. Salo seconded. Motion carried unanimously.*

4) Approval of Minutes: Nov. 4 (Regular Meeting) – *Salo moved to approve the November 4, 2019 minutes. Laux seconded. Motion carried unanimously.*

5) Citizen comments on agenda items

- |                          |                             |                          |
|--------------------------|-----------------------------|--------------------------|
| • <i>Joe Hennlich</i>    | <i>W410 Margaret Ct</i>     | <i>Re item 7c</i>        |
| • <i>Craig Booher</i>    | <i>W4897 Golf Course Rd</i> | <i>Re item 7 &amp; 8</i> |
| • <i>Paul Grube</i>      | <i>W4896 Golf Course Rd</i> | <i>Re item 7 &amp; 8</i> |
| • <i>Jesse Troestler</i> | <i>W5031 Cherrywood Dr</i>  | <i>Re item 7 &amp; 8</i> |
| • <i>Bill Troestler</i>  | <i>N7853 Niagara Ct</i>     | <i>Re item 7 &amp; 8</i> |
| • <i>Steve Paul</i>      | <i>N7719 Palisades Tr</i>   | <i>Re item 7 &amp; 8</i> |
| • <i>Roland Smoot</i>    | <i>N7779 Spurline Ct</i>    | <i>Re item 7 &amp; 8</i> |
| • <i>Bob Anderson</i>    | <i>N7829 Niagara Ct</i>     | <i>Re item 7 &amp; 8</i> |

6) Officer's Report

- a. Plan Commission – Chair. – *Summers requested the commissioners to consider whether or not the three-minute guideline rule should be enforced for the January 6, 2020 meeting; if not, the rules would be suspended.*
- b. Zoning Administrator – *Friday, referencing information included with the packet, explained the difference between IR-1 zoning and IR-2 zoning. The High Cliff Golf Course currently is zoned IR-1 which does not allow for housing units. IR-2 zoning allows single- and two-family structures as well as zero lot-line duplexes. Friday explained the Comprehensive plan is updated every five years and, if the zoning change is approved for the High Cliff Golf Course, an update to the plan would be needed to reflect the change.*

*Friday explained the Comprehensive Plan is basically a future land use map. The Plan Commission can make a recommendation to the Village Board to make an update to the Comprehensive Plan. The recommended changes would need to go to a Public Hearing and receive Village Board approval.*

7) Old Business:

- a. Calendar: Review of annual Comprehensive Plan obligations (May and Dec.) – *Friday stated, currently, there is nothing to report. An executive summary will be available at the February meeting.*
- b. Concept Plan: Review/Update High Cliff Golf Course (Drive Fore Success, LLC) proposed development project. – ***Salo moved to TABLE item until the January meeting. Laux seconded. Motion carried unanimously.***
- c. RP #2019-01: A rezoning petition (Drive Fore Success, LLC) to rezone parcel #13425 (18<sup>th</sup> fairway) from IR-1 to IR-2 zoning district – ***Salo moved to TABLE item until the January meeting. Laux seconded. Motion carried unanimously.***

8) New Business:

- a. PDD #2019-02: Consider a Planned Development District in concert with RP #2019-02 (Drive Fore Success, LLC [see above] allowing development of condominium units on (current) 18<sup>th</sup> Hole of HCGC – ***Salo moved to TABLE item until the January meeting. Motion carried unanimously.***

*Discussion: Schmidt suggested the following order of consideration at the January meeting in regard to the TABLED items:*

- 1. *Consider rezoning petition*
  - 2. *Consider PDD*
  - 3. *Consider Concept Plan*
- b. *Fire Pit guidelines (Draft): Consider proposed guidelines (Summers) – ***Salo moved to amend the guidelines to include metal ring structures. DeKeyser seconded. Motion carried unanimously.****

9) Correspondences:

- a. *High Cliff Golf Course – Condo development concerns (Mike & Sue Cook; Nov. 26).*
- b. *Open Records Request – Drive Fore Success development (Tim Halbach; Nov. 26).*
- c. *'Alternatives to Open Burning' (Summers; schedule Jan. discussion as necessary).*

10) Adjourn – ***Schmidt moved to adjourn at 7:12 p.m. DeKeyser seconded. Motion carried unanimously.***

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