

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
January 26, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on January 26, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE JANUARY 12, 2015 PLAN COMMISSION MEETING.**

Don Hackbarth:

So moved.

Wayne Koessler:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO APPROVE THE MINUTES OF THE JANUARY 12TH MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE.**
- 5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as a part of the official record. However, if you're here for an item that is not a matter for public hearing, or if you wish to ask a question or raise an issue that's not on the agenda now would be your opportunity to speak. We'd ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comment?

Wayne Koessl:

Mr. Chairman, the lady there would like to ask a question of the Commission. I met her at the door, and she's a new resident of Pleasant Prairie.

Tom Terwall:

Please step to the microphone.

Ingrid Verhulst:

It is related to the things you're going to be talking about.

Wayne Koessl:

You want to do it now or wait until then? She has a question on R5 and C1 zoning.

Tom Terwall:

Do me a favor, ma'am, and give me your name and address.

Ingrid Verhulst:

Sure. My name is Ingrid Verhulst, and I live at 204 102nd Street in Pleasant Prairie.

Tom Terwall:

Thank you. And your question is?

Ingrid Verhulst:

My question is regarding the wetland staking that was done just two properties over. And what I'm wondering about is when you have a mixed designation does one of them override. And particularly in the case of C-1, does C-1 override R-5?

Jean Werbie-Harris:

I can address those comments as part of the public hearing.

Tom Terwall:

Thank you.

Wayne Koessl:

Mr. Chairman, can we take A and B together and then have separate votes?

Michael Serpe:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO COMBINE ITEMS A AND B INTO ONE PUBLIC HEARING WITH TWO SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-02 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085).**

- B. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District as the result of a wetland staking being completed on the vacant property generally located on 3rd Avenue at the 11300 block (Tax Parcel Number 93-4-123-304-0085). All other overlay districts on the property will remain unchanged.**

Jean Werbie-Harris:

Mr. Chairman, members of the Plan Commission and the audience, Item A is a public hearing and consideration of Plan Commission Resolution 15-02 for amendments to the Comprehensive Plan to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan

Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located on 3rd Avenue at approximately the 11300 block. It's identified as Tax Parcel Number 93-4-123-304-0085.

And Item B, public and consideration of a Zoning Map amendment to rezone the field delineated wetlands on the property into the C-1, Lowland Resource Conservancy District, and the non-wetland area into the R-5 Urban Single Family Residential District. Again, this as the result of a wetland staking being completed on the vacant property generally located on 3rd Avenue at the 11300 block also identified as Tax Parcel Number 93-4-123-304-0085. All other overlay districts on the property will remain unchanged.

As you had mentioned, these items are related and will be discussed at the same time. However, separate action is required by the Plan Commission.

On October 24, 2014, the Village Plan Commission adopted Resolution #14-15 to initiate a petition to correct and amend the 2035 Land Use Plan Map 9.9 and the official Zoning Map as it relates to the wetland staking completed on the vacant property generally located on 3rd Avenue at the 11300 block known as Lot 20 of Block 16 in Carol Beach Estates Subdivision Unit #2 and further identified as Tax Parcel Number 93-4-123-304-0085.

On August 24, 2012, the Village received an application from Ms. Susan Weyers on behalf of the property owner, Johnson Bank, to re-delineate the wetlands on the vacant property. On October 4, 2012, the Southeastern Wisconsin Regional Planning Commission biologist conducted a wetland staking on the property, and on September 24, 2014 the Village received a letter from the Regional Planning Commission approving the plat of survey shown on Exhibit 1 of Plan Commission Resolution #15-02.

As a result of the wetland staking being completed the Comprehensive Plan and the Zoning Map are being amended to correctly identify the field delineated wetlands on the property. Specifically, the following amendments are proposed to the Comprehensive Plan as specified in Plan Commission Resolution #15-02:

1. To amend the 2035 Land Use Plan to correctly identify the field delineated wetlands and put them into that wetland land use designation. All other land use designations on the property will remain unchanged.
2. To update Appendix 10-3 to include that amendment.

Pursuant to the Comprehensive Plan, the Village Zoning Map and the Comprehensive Land Use Plan shall be consistent; therefore, the Zoning Map is being corrected to rezone the field delineated wetlands into C-1, Lowland Resource Conservancy District, and to rezone the non-wetland areas into the R-5, Urban Single Family Residential District. All other zoning overlays will remain unchanged on the property.

So with that I'd like to continue the public hearing. Both these Items A and B and the next items on the agenda, C and D, they both relate to a situation where there was a detailed wetland

delineation that was completed. And per our ordinance it's required that the wetlands be placed into the appropriate Comprehensive Plan land use category as well as into the appropriate zoning designation. So all of the wetlands on this property would be placed into a C-1, Lowland Resource Conservancy District. Again, that's not a buildable land use designation. And then the R-5 area would be the balance of the property which may or may not be buildable based on soil surveys and other work that's done by the prospective landowner. With that I'd like to continue the public hearing.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak on this matter? Anybody wishing to speak? Anybody wishing to speak. Hearing none I'll open it up to comments and questions.

Don Hackbarth:

Mr. Chairman, I move we approve Resolution 15-02 of the Comprehensive Plan

Jim Bandura:

Second.

Tom Terwall:

Is this the item you were questioning, or were you on items 3 and 4?

Ingrid Verhulst:

Items 3 and 4 is the same thing but it's a different property.

Tom Terwall:

Okay, we'll wait until that comes up. We have a motion and a second.

Michael Serpe:

And a question. Is this lot still buildable?

Jean Werbie-Harris:

Well, I guess I can't answer that question. Again, the setback for wetland areas on the same property is a 25 foot setback. Side yard setbacks are 10 feet. And there's also 100-year floodplain on this property. So someone would need to take all of those and overlay all of that onto this lot and then evaluate to see if they could put a home of reasonable size as dictated by the ordinance, the R-5 designation, to see if they could place that on the property. I don't know that it would be possible. But, again, that would be up to the landowner. We did not perform that analysis.

Tom Terwall:

ANY FURTHER QUESTIONS? IF NOT, WE HAVE A MOTION BY DON HACKBARTH AND A SECOND BY JIM BANDURA TO APPROVE ITEM A, PLAN COMMISSION RESOLUTION 15-02 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item B?

Michael Serpe:

Move approval of the Zoning Map amendment.

Wayne Koessl:

Second, Chairman.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL WE SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AMENDMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item C.

Michael Serpe:

C and D.

Tom Terwall:

You want to put that in the form of a motion, Mike?

Michael Serpe:

So moved.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JOHN BRAIG TO COMBINE ITEMS C AND D FOR PURPOSES OF THE PUBLIC HEARING AND TAKE TWO SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- C. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-03 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land use designation on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305).**

- D. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT to rezone the field delineated wetlands on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street (Tax Parcel Number 93-4-123-203-0305) into the C-1, Lowland Resource Conservancy District and the non-wetland area into the R-5 Urban Single Family Residential District. All other overlay districts on the property will remain unchanged.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item C is a public hearing and consideration of Plan Commission Resolution 15-03 for amendments to the Comprehensive Plan to correct and amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 and update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include that amendment. Specifically, Map 9.9 is proposed to be amended to correctly identify the field delineated wetlands with the field verified wetland land

use designation on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street. It's identified as Tax Parcel Number 93-4-123-203-0305.

Item D is also a public hearing and consideration of a Zoning Map amendment to rezone the field delineated wetlands on the vacant property located at the southwest corner of Lakeshore Drive and 102nd Street. Again, the same Tax Parcel Number 93-4-123-203-0305. This would be a rezoning into the C-1, Lowland Resource Conservancy District, and the non-wetland area into the R-5 Urban Single Family Residential District. All other overlay districts on the property will remain unchanged.

So these items, again, are being discussed for one presentation by the staff. However, separate action would also be required by the Plan Commission.

On September 8, 2014, the Village Plan Commission adopted Resolution #14-13 to initiate and petition to correct and amend the 2035 Land Use Plan Map 9.9 and the official Zoning Map as it relates to the wetland staking completed on the vacant property generally located at the southwest corner of Lakeshore Drive and 102nd Street. Yes, it should be the northwest corner now that I'm looking at this. The property is also identified as Lot 15 of Block 35 in Carol Beach Estates Subdivision Unit #4 and further identified as Tax Parcel Number 93-4-123-203-0305.

On June 20, 2013, the Village received an application from David Grochocenske, Trustee in bankruptcy of Frank and Mabel Newman who are deceased for a wetland staking to be completed. On July 23, 2013, the Southeastern Wisconsin Regional Planning Commission biologist conducted a wetland staking on the property, and on August 18, 2014, the Village received a letter from the Regional Planning Commission approving the plat of survey shown on Exhibit 1 of Plan Commission Resolution #15-03.

As a result of the wetland staking being completed the Comprehensive Plan and the Zoning Map are being amended to correctly identify the field delineated wetlands on the property. Specifically, the following amendments are proposed to the Comprehensive Plan as specified in the resolution:

1. To amend the 2035 Land Use Plan to correctly identify the field delineated wetlands as shown on Exhibit 1 with the field verified wetland land use designation. Again, as previously, all other land use designations on the property will remain unchanged.
2. To update Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan to include that amendment.

Pursuant to the Comprehensive Plan, the Zoning Map and the Comprehensive Plan shall be consistent; therefore, the Zoning Map is being corrected to rezone the field delineated wetlands into C-1 District and to rezone the non-wetland areas into the R-5 District. Again, all other overlays on the property would not be changed. And this is a matter for public hearing.

And, again, what you can see on this particular lot there were three larger wetland areas that have been identified by the biologist which makes it somewhat awkward for development of a property on this particular lot. The situation is any wetlands on the wetlands does require a 25 foot setback from the foundation for any structures to be built. So it does make it a little difficult to put a

home on this particular property. Again, we do have minimums within the R-5 District that require a minimum first floor and a minimum total area for a home to be constructed. Again, we did not perform that details analysis for this property. We've not looked at the soils. The purpose, again, of this hearing this evening or the hearings are to rezone the property based on these delineations and to make sure that the Comprehensive Plan is consistent.

Don Hackbarth:

Would that move that closer to the prairie preservation land? [Inaudible] to be involved in it to be a preservation?

Jean Werbie-Harris:

It's not currently owned by the DNR. Is it in the acquisition area I think that's what he's asking. so if it's in the acquisition area then the DNR will evaluate it.

Don Hackbarth:

If the two people are dead that might be --

Jean Werbie-Harris:

But the trust still has to be a willing seller in order for the DNR to consider the purchase.

Wayne Koessl:

Through the Chair. Does the DNR still buy lots that are not buildable?

Jean Werbie-Harris:

They do. They have up through 2014.

Wayne Koessl:

Okay, thank you.

Tom Terwall:

Is there anybody wishing to speak on this matter? Come on up, ma'am.

Ingrid Verhulst:

Basically I think I've gotten all the information based on what you said, Jean. The only questions I would have is do you know whether a C-1 overrides an R-5 or not?

Jean Werbie-Harris:

I'm not sure what you mean by that. But a property can have dual zoning on it. But if there's enough upland that meets setbacks you could build in the R-5 District. But the C-1 area cannot be built on. It can't be filled or developed. And typically the rule of thumb is there needs to be at least 50 percent or more of the lot that's outside of the C-1 in order for it to be developed. That's how it works with the platting of a new subdivision. This one is questionable whether or not that they can get a home of reasonable size and design per that district. We'd have to look at it. If somebody was interested we'd have to look at it specifically.

Ingrid Verhulst:

I'm specifically interested in keeping it conservation land. But a rule of thumb you need about 50 percent of the lot?

Jean Werbie-Harris:

Correct.

Ingrid Verhulst:

Okay, that helps.

Jean Werbie-Harris:

But this is a little awkward because we've got three different areas that jut out.

Ingrid Verhulst:

So you have just in the middle in that little location. And you said there are R-5 minimums?

Jean Werbie-Harris:

There are, 900 for the first floor and 1,200 for --

Ingrid Verhulst:

Total area?

Jean Werbie-Harris:

Yes, in the R-5. It's 1,400 in the R-4 district.

Tom Terwall:

Does that answer your question, ma'am?

Ingrid Verhulst:

Yes, it does. Thank you very much.

Jean Werbie-Harris:

And actually just as information the Village does have its zoning ordinance online. So if you're familiar with working online in the upper right hand corner of our home page ordinances and the zoning ordinances 420. So if you click on 420 it will bring up the zoning ordinance. And if you scroll down you can get to any one of the districts, and it has all the specifics with respect to setbacks, areas and other requirements for each of the district.

Tom Terwall:

Any other comments or questions from the Commissioners?

John Braig:

Move approval of Resolution 15-03.

Jim Bandura:

Second.

Tom Terwall:

It's been moved by John Braig and seconded by Jim Bandura to adopt Resolution 15-03 subject to the terms and conditions outlined in the staff memorandum. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Wayne Koessl:

Move approval of the Zoning Map amendment, Chairman.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AMENDMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Motion carried.

E. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-04 FOR AMENDMENTS TO THE COMPREHENSIVE PLAN to consider a revised Concept Plan for Pleasant Prairie Park as shown as Figure 8.3 of the Village of Pleasant Prairie Park and Open Space Plan, a component of the Village's 2035 Comprehensive Plan. The revised plan eliminates two ball fields and adds a football field in the north central portion of the park; adds a cell tower site in the central portion of the site; and relocates the pond further east.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item E is a public hearing and consideration of Plan Commission Resolution 15-04 for amendments to the Comprehensive Plan to consider a revised Concept Plan for Pleasant Prairie Park as shown as Figure 8.3 of the Village of Pleasant Prairie Park and Open Space Plan, a component of the Village's 2035 Comprehensive Plan. The revised plan eliminates two ball fields and adds a football field in the north central portion of the park, adds a cell tower site in the central portion of the site and relocates the pond a little bit further to the east.

So, again, just as a reminder where Pleasant Prairie Park is located it's just west of 104th Avenue, and it's just kind of west also Bain Station Road north of Highway C or Wilmot Road. It's identified with the red star. So primarily where the star is located it's primarily wetlands. But just to the north of that you can see some of the ball fields and the access in the parking area as well.

So on December 19, 2009, the Village Board had adopted the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan, and on May 20, 2013, the Board adopted the Village of Pleasant Prairie Park and Open Space Plan. The 2013-2018 Plan is a component of the Comprehensive Plan. The Park and Open Space Plan includes background information, goals, objective and standards, analysis of existing park and recreational facilities, policy Recommendations and program implementations well as recommended park, open space and trail conceptual plans.

The Village Park Commission at its December 2, 2014 meeting recommended that the Concept Plan for Pleasant Prairie Park as shown on Figure 8.3 on page 95 of the Park and Open Space Plan be amended. Again, this amendment would be to eliminate two ball fields and add a football field in the north central portion of the park, add a cell tower site in the central portion of the site, and relocate the pond a little bit further to the east. Exhibit 1 shows the existing Concept Plan and Exhibit 2 shows the proposed Concept Plan for Pleasant Prairie Park. On December 15, 2014, the Board also adopted Resolution #14-39 to initiate and petition to consider the revised Concept Plan for the Pleasant Prairie Park as shown on Exhibit 2.

And, again, as part of this entire process and because we do need to amend the Comprehensive Plan this revised Concept Plan is being also brought to the Village Plan Commission. And as part of our requirements for the Comprehensive Plan a public hearing is being held tonight in order to recommend these changes to the Comprehensive Plan. With that I'd like to continue the public hearing.

Tom Terwall:

Is there anybody wishing to speak on this matter? Aren't there currently two ball fields out there?

Jean Werbie-Harris:

Currently that's correct.

Tom Terwall:

So there will be none then, is that correct? You're going to eliminate two and a football field, Mike?

Mike Pollocoff:

Right now currently the two ball fields receive minimal use. There was a time when the softball program was a lot larger than it is now. And over time we've discovered that we need more football and soccer fields. And the existing ball fields we constructed at Prairie Springs Park are more than handling the need.

Don Hackbarth:

Do we have football fields here now?

Mike Pollocoff:

Not now, no.

Don Hackbarth:

So what's the plan?

Mike Pollocoff:

The plan is to change the softball fields into football. Right now we have football fields that kind of cross from one ball field to another at Prairie Springs Park.

Don Hackbarth:

The reason I say that is my grandson they play football, but they have to go way to north Racine. Is that the idea they're going to try to have a league down here?

Mike Pollocoff:

In fact, we would be part of the Racine league.

Don Hackbarth:

But they would play the Prairie kids here?

Mike Pollocoff:

Right.

John Braig:

Would that include lighting?

Mike Pollocoff:

We already have lighting there.

Don Hackbarth:

When is this going to be done?

Mike Pollocoff:

Part of it will be done this year, and the second part would be next year. So even if we got the park graded out we wouldn't want to play on it until the turf is stabilized in the following year.

Michael Serpe:

And that will be used also as a soccer field?

Mike Pollocoff:

Yeah.

Michael Serpe:

Good.

Wayne Koessl:

I think it's a good move and a good plan out there for that land usage. I'll make a motion to approve Resolution 15-04

Michael Serpe:

I'll second that.

Deb Skarda:

A quick question. So with the plan how many people will be there if you've got football games and soccer games going out at the same time, and how much parking is there?

Tom Terwall:

You wouldn't have soccer and football at the same time, though, would you? One or the other?

Mike Pollocoff:

Right now we use the U6 soccer and the U8 soccer. And we'll put one soccer field kind of crossing in the outfields of both them so we have three now. So with that we can pretty much accommodate everybody. I think the parking that we have out there now is handling it. There are some people that park along 104th Avenue.

Deb Skarda:

I've been past there and it gets a little dicey when you're trying to come out of the park. If you're coming from Bain Station and you're trying to right or left on 104th that would be one of the questions.

Mike Pollocoff:

Right. We have that period of time where one team is getting ready to leave, the other team is coming and then you have that switch of flow. But there have been times back when softball was big we'd start at five o'clock and go to ten o'clock and both fields were running nonstop. Maybe the neighborhood got used to a lot of activity during certain nights of the week there. Most of the underage soccer, in fact the underage soccer doesn't play at night, the 6 and 8. They play on the weekends and 10 doesn't play at night. But the football field when it's being used or for older kids for soccer that could be at night.

Deb Skarda:

The other question I had was do we have any idea how big the restrooms will be? Because as a parent who has had kids everywhere that's always a problem.

Don Hackbarth:

Sometimes they're locked.

Mike Pollocoff:

The restrooms that are shown from that are really moving from the site they are. They're troublesome. And we'd be building a restroom with more handicapped access directly east of the current playground. So those will be restrooms that follow our new model like we have at Prairie Springs Park.

Deb Skarda:

So the restrooms then would be --

Mike Pollocoff:

Up in that upper right hand corner.

Don Hackbarth:

Are they going to be open?

Mike Pollocoff:

Yeah. One of the problems out there, to be honest with you, is the vandalism. So when we had them open they were beating the sinks, breaking them and breaking the toilets. So we'd lock them so that they'd only be available during events.

Don Hackbarth:

But that's not true. Because, again, my grandson plays soccer and they were locked.

Mike Pollocoff:

Okay.

Michael Serpe:

I missed the question about is the fields lighted? They are lighted?

Mike Pollocoff:

They're lighted now. We repositioned the lights.

Michael Serpe:

Then that brings up the question if there's enough activity in that park if people are parking on 104th I don't recall what the street lighting is on 104th. Do we have any lights out there at all?

Mike Pollocoff:

We have a light on Bain Station and 104th, and I believe we have a light by the existing mini parking, a streetlight by the playground.

Jim Bandura:

Since the stop signs went up on 104th for Prairie Ridge and 79th Street has the traffic slowed any going down that way and coming through?

Mike Pollocoff:

It's slowed down some.

Jim Bandura:

Has it?

Mike Pollocoff:

Yeah. I mean the speed limit in front of this park almost to 79th was 25 already. For a park access that requires a 25 mile per hour speed limit. So what's happened is that the stop sign at 79th has done more to discourage the through travel. C and 104th was a bypass, was a way to get around the construction on Highway 50. Now for a while here that's done, and this discourages people from continuing to use that as a bypass. We have the stop signs on 104th and C. Now, the County they gave us a letter last week and they're going to take those stop signs out. They don't think they're warranted.

Jim Bandura:

No offense but I think they are because that's kind of a blind curve right there. And traffic moves just too fast to try to get out from 104th onto Highway C either way.

Mike Pollocoff:

Well, the staff is recommending that they stay up, and we're going to be bringing a resolution to the next Board meeting. We've got some input on all of them that are issues along Bain Station and C. But right now that's the recommendation that's going to the highway committee last month.

Deb Skarda:

One last question, I'm sorry. Maybe I missed this at the previous meeting, but on that 104th Avenue where you've got the basketball court isn't there a house there or a couple homes there right now?

Mike Pollocoff:

Sure. There's a house there, and if you continue to look at the plan where there's a dog park and parking there's a house. On the golf course there's a house there. Part of the Village's plan over the long term there was a lot of houses along 104th. And we've adopted this plan similarly to we have other ones so everybody around knows ultimately what's going to happen. So if those people decide to sell their houses, we're not going to acquire them through condemnation, but we would want to have the opportunity to purchase those houses and change the use.

But until that time we want everybody to know what the Village's ultimate plan is assuming that we acquire the properties. And there are three properties in order to complete this plan that would complete this park. When they're ready to sell and we can work out an agreement we'll do that. But until then we want them to continue to enjoy their houses such as they are and we'll wait until it's good for them and do the improvements later.

Tom Terwall:

Anybody else?

John Braig:

Move Resolution 15-04.

Tom Terwall:

WE HAD A MOTION ALREADY BY WAYNE KOESSL AND A SECOND BY MICHAEL SERPE. IT'S BEEN MOVED AND SECONDED TO ADOPT RESOLUTION 15-04 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

F. Consider Plan Commission Resolution #15-05 to initiate a Zoning Text Amendment to re-evaluate the PUD, Planned Unit Development Overlay District requirements.

Jean Werbie-Harris:

Item F is to consider Plan Commission Resolution 15-05 to initiate a zoning text amendment to re-evaluate the PUD, Planned Unit Development Overlay District requirements. The Plan Commission may initiate a petition for the amendment of the zoning ordinance which could include rezoning of property, change in zoning district boundaries or the text of the zoning ordinance.

The Village staff is proposing that the Plan Commission initiate a re-evaluation of the Planned Unit Development Overlay District regulation, Section 420-137 of the zoning ordinance to clarify dimensional and design standards and how they may be modified by a PUD, but principal accessory or conditional uses only specified in the underlying district would be allowed. We are going to actually do some further examination of the rest of the PUD district that has not been looked at for a number of years. And since we tend to be using it on a regular basis we want to make sure that all the provisions are listed that we would like to use.

The Plan Commission hereby initiates and petitions to re-evaluate and clarify the PUD regulations. The proposed changes in the text are being referred to the Village staff for further study and recommendation. The Plan Commission is not by this resolution making any determinations regarding the merits of the proposed changes in the text but is only initiating the process by which the proposed changes of the ordinance can be promptly evaluated and brought back to the Plan Commission for their discussion. The staff recommends approval of the resolution as presented.

Don Hackbarth:

Move to approve Resolution 15-05 text amendments.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JOHN BRAIG TO ADOPT RESOLUTION 15-05. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. ADJOURN.

John Braig:

Move adjournment.

Michael Serpe:

Second.

Tom Terwall:

All in favor say aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 6:35 p.m.