

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
August 8, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on August 8, 2016. Those in attendance were Michael Serpe; Wayne Koessler; Judy Juliana; Bill Stoebig; John Skalbeck (Alternate #1); and Brock Williamson (Alternate #2). Thomas Terwall, Deb Skarda and Jim Bandura were excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE JULY 11, 2016 PLAN COMMISSION MEETING MINUTES.**

Wayne Koessler:

Chairman, I move we approve them in printed form.

John Skalbeck:

I'll second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECOND BY JOHN SKALBECK TO APPROVE THE MINUTES OF JULY 11TH. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- 4. CORRESPONDENCE.**

5. CITIZEN COMMENTS.

Michael Serpe:

We have only one public hearing tonight, that's Item B. If there's anything that anybody wishes to speak on that's not on the agenda or on the agenda that's not a public hearing now is your opportunity to speak. Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments.

6. NEW BUSINESS

A. Consider approval of two Certified Survey Maps, Development Agreement and associated documents and for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

Jean Werbie-Harris:

I'd ask that Items A and B be brought up at the same time. I'll be making one presentation, and Item C, all three of them at the same time please.

Michael Serpe:

So A, B and C taken all together?

Jean Werbie-Harris:

Yes.

Wayne Koessler:

Mr. Chairman, I move A, B and C be taken up at the same time with separate votes.

Michael Serpe:

Is there a second?

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO COMBINE A, B AND C WITH SEPARATE VOTES ON EACH. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

- B. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AND ZONING MAP AMENDMENTS for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge. Specifically the properties are proposed to be rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District, R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District and C-1 Lowland Resource Conservancy District. In addition, the request is also to create the specific PUD zoning regulations for the multi-family development.**
- C. Consider approval of the Digital Security Imaging System (DSIS) Agreement and Access Easement for the Fountain Ridge development.**

Jean Werbie-Harris:

This is the consideration and approval of two Certified Survey Maps, Development Agreement and associated documents and for the request of Carl Ambrosius of Lexington Homes for the proposed development of three 49-unit apartment buildings, ten 8-unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and County Trunk Highway H or 88th Avenue. The development is to be known as Fountain Ridge.

Also, the consideration of a Zoning Text and Zoning Map Amendments, again, for that same project, the three 49-unit apartment buildings, ten 8-unit apartment builds and 19 single family lots for the development to be known as Fountain Ridge. Specifically the properties are proposed to be rezoned from the A-2, General Agricultural District, to the R-11 (PUD), Multi-Family Residential District with a Urban Landholding Overlay District and C-1 Lowland Resource Conservancy District. There's a very small area. In addition, the request is also to create the specific PUD zoning regulations for the multi-family development.

And finally the last item is to consider approval of the Digital Security Imaging System or the DSIS Agreement and Access Easement for the Fountain Ridge development. Again, these items are related and will be discussed at the same time, but separate action will be required.

The petitioner then is requesting several approvals to develop the vacant properties generally located west and north of Bain Station Road and County Trunk Highway H or 88th Avenue. The development is to be known as Fountain Ridge. There will be two CSMs that will be considered,

Development Agreement and related documents for public and private improvements, Zoning Map and Zoning Text Amendments and DSIS Agreement and Access Easements.

Previous approvals for this development: On June 20, 2016, the Village Board had approved the following applications related to the Fountain Ridge Development: 1) Comprehensive Plan Ordinance #16-24 which included an amendment to the Prairie Ridge Neighborhood Plan and amendments to the Land Use Plan; and a 2) Conceptual Plan for the proposed development to include 19 single family lots and 5 lots for the development of three 49-unit buildings and ten 8-unit condo-style apartment buildings on a 34.5 acre property.

The first item then is the Certified Survey Map and Development Agreement. The developer is requesting approval of two Certified Survey Maps for the eastern and western portions of the development. Each CSM will include three lots. The eastern CSM will dedicate the public roads that connect Bain Station Road on the south to 88th Avenue to the east. The public roads will be designed and constructed at the developer's expense to the Village specifications including the installation of public sidewalks, public street trees and public street lights and public street rights-of-way. In addition, public sidewalk will also be required to be extended along the north side of Bain Station Road all the way to the west to 94th Avenue by the developer.

Both CSMs dedicate additional rights-of-way adjacent for both 88th Avenue which is a County highway and Bain Station Road for the future widening and roadway improvements with these streets. A traffic study is being prepared for the Village and Kenosha County to evaluate the traffic impact on the adjacent roadways, and a future roundabout is being proposed at the intersection of County Trunk Highway H and Bain Station Road.

There is a small portion of the property, just over 5,554 square feet, on a portion of Lot 3 which is just north of Bain Station Road within the eastern CSM that was field delineated as wetlands in October 2015 by James Havel, a Wisconsin Department of Natural Resources Assured Wetland Delineator. The wetlands will remain unchanged on the property.

Lot 1 as shown on the slide of the western CSM adjacent to the Ashbury Creek Subdivision is proposed to be developed with 19 single family lots as shown and conditionally approved by the Conceptual Plan. So you can see the conceptual plan.

As discussed with that plan the approval of the 19 single family lots will need to meet the minimum requirements of the R-4.5 Urban Single Family Residential District, which is the same zoning designation as the Ashbury Creek Subdivision. The R-4.5 district requires each lot to be a minimum of 12,500 square feet with a minimum of 80 feet of frontage. All lots shall have a minimum lot depth of at least 125 feet.

The 84th Place right-of-way, which was dedicated with Ashbury Creek Final Plat between Lots 2 and 3 is proposed to be extended with a public roadway constructed extending from 94th Avenue east into the single family portion of the development. Public roads are proposed to then be extended both north and south and terminate in cul-de-sacs in both directions for the single family subdivision area. Storm water management facilities for the proposed 19 single family lots would be installed in an outlot which would be at that northwest corner of that subdivision area. The new public streets will be required to be constructed with the Village's new construction

specifications, which would require public concrete sidewalks on both sides of the public roadways.

The development of the single family development in the future will require approval of a subdivision plat including a Preliminary Plat and Final Plat along with a Development Agreement, Declaration of Restrictions, Covenants and Easements, By-Laws, Association Articles of Incorporation, street lighting, signage, tree planting plans and other development documents. The remainder of the other lots in both CSMs will be developed with apartments, and this apartment development is being considered for approval at this meeting. So, again, there's two CSMs. The first CSM, the eastern one, has three lots, 1, 2 and 3. And then two of the lots, Lots 2 and 3 of that western CSM will all be part of the apartment development. The balance of that Lot 1 which is the single family that is going to be done at a later date by this or another developer.

Zoning Map and Zoning Text Amendments: The developer is proposing to develop Lots 1, 2 and 3 of the eastern CSM and Lots 2 and 3 of the western CSM. As stated, they're looking to develop three 49-unit apartments, two 2-story market rate apartments, ten 8-unit condo-style market rate apartment buildings along with a private clubhouse.

Each 49-unit building will provide 60 underground parking spaces. Some residents will have two stalls available to them. An additional 60 surface parking spaces will be available for each building, for a total of 120 parking spaces for each 49-unit building. Storage lockers are available internally in the underground parking areas as well as on each floor. The lighting of the parking areas will be required similar to the pole system with LED fixtures, and that's similar to the Cobblestone development that they developed to the north/northwest.

Additionally, the parking lots, driveway entrances/exits and access doors will be monitored via an exterior camera monitoring system pursuant to the Village's Digital Security Imaging System requirements of Chapter 410 of the Village Municipal Code. The cameras shall be mounted via non-penetrating building mounts and on private light poles as needed.

The 49-unit buildings will offer a variety of floor plans ranging from an efficiency styles to a luxurious 1400 square foot units with two bedrooms, two and a half baths. The 49-unit building apartment unit types will breakdown as follows:

On the first floor five 2-bedroom units with 2.5 bathrooms that range in size from 1,200 to 1,370 square feet. Five 2-bedroom units with two bathrooms that range in size from 1,132 to 1,260 square feet. One luxury 1-bedroom unit with 1.5 bathrooms that is 1,173 square feet. And eight 1-bedroom units with one bathroom that ranges in size from 820 to 980 square feet. Finally, four efficiency units with one bathroom that are 617 square feet.

On the second floor, again these are two story buildings, on the second floor they'll have six 2-bedroom lofts with two and a half bathrooms that range in size from 1,370 to 1,400 square feet. Four 2-bedroom units with two and half baths that range in size from 1,200 to 1,218 square feet. Two 2-bedroom units with two bathrooms that range in size from 1,132 to 1,260 square feet. Six 1-bedroom lofts with two and a half bathrooms that are 1,000 square feet. One luxury 1-bedroom loft with one and a half bathrooms that's 980 square feet. Five lofts with one and a half

bathrooms that's 1,032 square feet. And one efficiency unit with one bathroom that is 617 square feet.

In each of the 8-unit building, each residence will have an attached individual private garage with garage remote. Six of the units in each of the buildings will have two unit garages or two stall garages. And two of the units in each building will be single stalls with an additional 16 surface parking spaces for each building. The lighting of the parking areas will be done by a parking lot pole system with shoebox LED fixtures. Additionally, the parking lot entrances and exit driveways will be monitored via exterior camera systems pursuant to the Village's DSIS requirements of Chapter 410 of the Village Municipal Code.

These units are all condo-style in that they will all have a private individual entrances from the outside of the building and their attached garage. In addition, all units will have individual high efficiency top load washers, front load dryers along with built in microwaves, smooth ranges and refrigerators.

Each 8-unit building will break down as follows: Two 2-story two bedroom units with two and a half bathrooms, two 1-bedroom units and one and a half bathrooms on the first floor, two 2-bedrooms units with two bathrooms on the second floor, and two 2-bedroom units with a den and with two and a half bathrooms on the second floor. The units will range in size from 937 square feet to 1,594 square feet.

Population as mentioned previously is based upon the current projections of 2.34 persons per household, rental household in Pleasant Prairie, a maximum total of 532 persons are intended to live at this development. The developer anticipates less than 10 percent of the occupants to be children or less than 5 percent being school age children.

With respect to site access, the apartment development will not have any public or private roadway connections to the single family home development lying to the west. In the multifamily area, new public roadways will be constructed with one connections at Bain Station Road on the south and one to 88th Avenue on the east. In addition, private parking areas, fire lanes and access driveways will be connected to the new public roads within the development. No direct driveway access will be provided or allowed to the adjacent highways of Highway H and adjacent Bain Station Road.

Based upon a recent Traffic Impact Analysis which evaluated other Village developments approved in the area, existing traffic count information for the nearby intersection and the proposed traffic count from this development, Kenosha County is proposing to reconstruct the intersection at Bain Station Road and Highway H in 2017. A roundabout has been approved by the County and is in the design phase for the intersection. In fact we have plans at 30 percent complete at this point.

In anticipation of the new highway improvements, the developer is required to dedicate additional land for the widening of the Bain Station and County H adjacent to the roadways via Certified Survey Map. The Village and Kenosha County will need a dedication of 50 feet from roadway centerline to be dedicated by the developer for both roadways. Continued coordination and additional information from the developer will be required between the Village, County and the developer as the project moves forward in order to coordinate that roadway construction work.

For site amenities, the site provides for over 45 percent green space and includes a clubhouse, which will be centrally located next to the middle 49-unit buildings. The clubhouse will house the staff of the property management team from Lexington Management, which is the management arm of Lexington Homes. The clubhouse will have security monitoring via cameras and an access key system. In addition, the clubhouse will provide a gathering and patio area for the residents to rent out. The clubhouse will not be in one of the first phases, it will be constructed in one of the later phases so that the existing Cobblestone Clubhouse building that's in Prairie Ridge that they will be using that as their rental and leasing office until they get enough of the buildings constructed here, and then they'll be building that clubhouse.

For construction practices Lexington Homes prides itself on creating communities built of high quality and intricate architectural design. Highlighted below is a listing of some of their construction practices:

- Buildings will have an internal fire sprinkler system for fire safety
- 2x6 construction on the external walls of the buildings
- High performance vinyl windows and patio doors with low E glass and argon gas
- Partial stone façade blended with maintenance free products
- Aluminum frame and full glass front entry doors for security and aesthetics
- Complete intercom system for entry
- Custom plastered interior walls not drywall
- Individual sound walls divide each unit
- Sound insulation between the floors will be added to the underside of the floor truss for additional reduction of sound transfer
- Three quarters inch gypcrete poured on all floors for another sound barrier as it acts as another fire preventative
- Individual unit entry doors have a deadbolt and peephole
- Postal service is accommodated inside the buildings for convenience and also as another security measure
- 30 year dimensional shingle roofs

With respect to property management and maintenance, Lexington Management understands that the real success to any community lies within the long term management and maintenance. They operate under a very structured process. They have included a copy of their management forms pertaining to these areas.

With respect to leasing, and I know this is similar to the Cobblestone, but I'll enter it into the record for this project as well, leasing information was prepared by Lexington and is provided to every potential resident that tours the site. They are required to fill out a Welcome to the Community form. This document helps to ensure the safety of the staff before each tour occurs. This form requires that they see a valid ID and gives them current living information. When the tour results in someone wanting to reside within the community they are given the Rental Process form along with a Standard Application for Occupancy. The rental process form clearly highlights what the qualifications are needed to reside at the property. The application is a more detailed document that allows Lexington to further qualify every potential resident.

With the receipt of the application, security deposit and the signed rental process form, the potential tenant starts a detailed approval process. This includes a credit check, which requires a score of 600 or higher, their gross monthly income shall be two and a half times the amount of the monthly rent, and criminal background check are run. Lexington Management, as a standard allows only two people per bedroom and two vehicles per unit. There are variables to this process which are also outlined on the rental process form.

Residents are required to sign a one year lease with variable terms after that one year period depending on the individual situation. It is management's goal to always try to secure one year leases continually with a built in parameter that does not allow anyone to move out between October and April. In addition, dogs are not going to be allowed in these units.

With respect to their management structure, as one of their principal owners, Michelle Stimpson has a genuine focus on the day-to-day operations of the entire management division. They oversee just under 1,700 units. She believes in treating every resident as she would like to be treated. She physically reviews every resident file and signs every single lease that occurs within the entire company. With over 20 years of experience in this industry and having both a real estate and broker's license, she knows that on the management side of things the difference is always in the details.

Weekly she meets with her district staff to review every property that they oversee. In these meetings site suggestions along with marketing and maintenance are discussed in greater detail with implementation plans to be carried out and reported each week. The district staff is required to be at each property working with the site management. Monthly reports are clearly documented to ensure the continued success of each site. The management operates on the principal that this is someone's home.

They focus on the presentation not only to our prospective and current residents but to their guests as well. Additionally, they will have property staff which will include a property manager, assistant manager, cleaning staff and maintenance. Their goal is always to have as many of their staff physically living at the property so that someone is always available.

They are very centered on routine inspections. Monthly they do property inspection reports along with exterior and interior building inspection reports. Yearly they inspect the interior of every single apartment and complete a full report as to the interior condition of that unit. At that time an annual property review is also completed to help plan for upcoming projects.

With respect to the rents the anticipated market rate rents based on a thorough market study will range from the mid-\$700 for an efficiencies up to in excess of \$1,600 for the two bedroom two and a half bath units. The residents will be responsible for their heat and water. The billing of the water will be accomplished by the building having one main water meter which will be billed to the property owner and paid. This water bill will then be split up and billed by the owner to the individual tenants.

Site Construction Schedule: The developer would like to begin the site and excavation work for the apartment portion of the project in the fall of 2016. If work begins in fall, then an anticipated completion time frame for the entire project would be fall of 2018. And I'm actually going to have them -- they did give us some very detailed explanation of their timing sequencing, building

starts, building constructions, and I will probably have them discuss that with us as part of this hearing. If Lexington builds the 19 residential single family homes, they would likely be built in the last phase and offer over a dozen plans for home buyers to choose from.

Now with respect to the Zoning Map and Text Amendments and DSIS Agreement and Access Easement, Lots 1 through 3 of the eastern CSM and Lots 2 and 3 of the western CSM are proposed to be rezoned from the A-2, General Agricultural District, to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District. Lot 1 of the western CSM is proposed to be rezoned from A-2 to the R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District for the future single family development. In addition there are some wetlands on a portion of Lot 3 of the eastern CSM that's proposed to be put into the C-1 Lowland Resource Conservancy District. Again, that's based on the detailed wetland delineation that was completed. In addition, the specific PUD zoning regulations are being created for the multi-family development.

Developing the apartment sites as a PUD does offer some flexibility with respect to some of the requirements of the Zoning Ordinance provided that there is a defined community benefit. The following modifications from the Zoning Ordinance are being proposed:

- To increase the net density from 9.6 dwelling units per net acre to 10.2 dwelling units per net acre.
- To increase the number of apartment units allowed per building from 24 per building to 49 per building for three of the buildings, and then they will also have eight 10-unit buildings. They will have a mix of efficiencies, of one, two bedroom units. There will be no three bedroom units.
- To increase the building height of the 49 unit apartment building from 35 feet to 40 feet.
- To allow for efficiency units to be reduced from a minimum of 700 square feet to 617 square feet.
- To allow for some setback modifications along the property lines.

In addition, the staff wanted to introduce in consideration of these PUD modifications the following community benefits are being imposed by the developer:

- A minimum one parking space per unit shall be provided in an enclosed garage attached to the building for the condo-style apartment buildings.
- Three bedroom units for all apartment buildings will be prohibited.
- All of the units will be offered at market rate rents.
- Additional secured storage spaces for each unit will be provided both in the underground parking area of the 49-unit buildings as well as some on each of the floors. These are approximately 20 square feet per unit.
- The side yard setback to the west abutting the proposed single family development will be increased from 30 feet to 75 feet minimum abutting the 8-unit buildings and 100 feet minimum abutting the 49-unit buildings
- The exterior building materials and design of the apartment building will be a combination of stone and cement board with a 30 year architectural shingle.
- The site will provide a minimum of 45 percent of open space instead of the required 25 percent that's required.

- All apartment buildings will be fully sprinklered and will comply with the requirements set forth in the Fire & Rescue Department memorandum dated July 21, 2016.
- The landscaping and exterior turf areas will be irrigated.
- The height of the Multifamily Residential Development Signs will be a maximum height of six feet instead of eight feet.
- The developer will install on-site security systems and enter into a DSIS Agreement and provide the Village with the required Access Easement which meets the Security Ordinance requirements. And this is for all the apartments, both the 8-unit as well as the 49-unit buildings.
- The developer will not be permitted any dogs to live in the multi-family apartment development.
- Additional landscaping/berming will be installed pursuant to some additional markups that we have along the bermed areas both along Bain Station Road and County Trunk Highway H.

The attached PUD ordinance and draft copies of the DSIS Agreement and Access Easement have been provided and attached. I'm not going to read through all of those documents for you.

In addition there's a Development Agreement that was prepared by the Village staff. We have actually even this afternoon have started vetting through some of the modifications that do need to be made to it primarily as it results to this updated sequencing and scheduling for construction as well as anticipated occupancy. So I do need to work this into this agreement. Because typically the way the Development Agreement would have been done is that the entire -- all of the public improvements in the Village's public roadway system would need to be completed prior to the issuance of a building permit.

What they're requesting is, for example, that very first 49-unit building closest to Highway H and north of the public road they would like to -- because there's public water in H they would like to get a gravel access road in to start so they can get the footing and foundation in for that building while they're continuing to put in all of the public underground improvements. So they want to get some of these footing and foundation buildings. Again, even though this is a residential development, it really for the State is treated as a commercial property. So it follows more of the commercial standards with respect to following through and getting the State approvals.

So we will craft and make some modifications so that some of these footings and foundations as long as we have adequate access and municipal water so that in the event that there is a situation where we have to get municipal water to these buildings for fire protection that those facilities and infrastructure are readily available. So I need to work through and get some of those details within the development as well.

So with that I'd like to introduce the developer to make a further presentation. But before that time I guess I wanted to do one other thing. And that is to talk about the infrastructure a little bit with respect to this development. Matt Fineour is our Village Engineer, and he can actually make a partial presentation on this or the developer. But whoever wants to make that presentation just to clarify the installation. It's going to be fully serviced by municipal sewer, municipal water, public infrastructure for storm sewer, public curb and gutter. But all those private systems also will be required to service the individual apartment buildings as well.

Matt Fineour:

Matt Fineour, Village Engineer. Water for the development is coming off of both Bain Station Road and Highway H. So the water main is going to go through the public road and kind of cross and connect the two existing water mains, one in Bain Station and, again, the other one in H. And the single family residents will be serviced from a water main that comes off Ashbury Creek from the west and go east to the cul-de-sac areas north and south, and it will be serviced off that way.

Sanitary sewer is all coming from the Ashbury Creek area, and it's going to be extended west through the single family area and into the multifamily area to service all the condominiums there. There is a potential that one building could be served off of Highway H. That's really up to the developer whether the phasing of that works for them or not. Storm water for the site they're having several storm water management ponds on the site that will be taking care of that and kind of discharging in a couple different locations. But one of them is in Ashbury Creek where there's large culverts going underneath the road in the storm water easement in that subdivision. Another area goes to the south to an existing wetland along Bain Station Road. And I think that's about it for infrastructure. If there's any questions I'd be happy to answer them.

Michael Serpe:

Anything else, Jean?

Jean Werbie-Harris:

No, possibly the developer would like to make a further presentation on some of the details and such.

Jeff Marlow:

Jeff Marlow, 1300 North Kimps Court, Green Bay. Jean, you covered a lot of things, but I guess the most important thing that we're really concerned about is being able to get our start. Because you know if it's 80 degrees outside now you think, well, who is really thinking winter? I'm thinking winter already because we're always six months ahead of ourselves. So that's why it's really important for hopefully the opportunity to be able to get in like Jean had mentioned coming off where County Highway H is trying to put the first 49-unit building in the ground and get our foundation in the ground, sort of what we're doing right now on the project right next to where we're located by Cobblestone Creek.

It takes us about five, six weeks to be able to get a foundation in the ground that's there. Once it's there we're able to cap it so we're able to build through the wintertime which really helps us. Because those bigger buildings take 10 months to 11 months to be able to build. There are people waiting that want to live in the community. We have a waiting list on our project already. We already have people that are into the new project and we just got the foundation in the ground. So that's something we want to be able to do. And then to hopefully be able to go on the opposite side of the street. You can take a look at it. We'd like to be able to put four of the eight unit foundations in the ground. Those foundations are very sensitive for wintertime. There's no

basement so they're great on slab. So if we don't get them in now everything happens in the spring and we don't know what that timing is.

So ideally we do know that we'll make sure that when occupancy would actually occur we would have the roadway done and completed that we'd be putting in, the two roads which would take H and also come on Bain Station Road. And that roadway will connect and it will all be completed and done and all set to go before our occupancy would occur at the time.

As far as products and that I think Jean mentioned what we're talking about. It's all cement board that we're dealing with. Stone is going onto the buildings. Really we've worked hard on the architectural look of the building, too, that's going to be there. We also have shake that's going to go on the building. So it's all a hardy board material product completely maintenance free. It's something that should hopefully stand my test of time and pass that as far as for the actual aesthetics of viewing of the building and so forth from there. So we're excited and want to get in and hopefully will be able to get started.

Michael Serpe:

Do we have a problem with the time line on construction here?

Mike Pollocoff:

I don't think we have a problem. It's pretty aggressive. Not pretty aggressive, it's very aggressive.

Michael Serpe:

Anything else Jeff, that you have?

Jeff Marlow:

I'm here to answer any questions.

Michael Serpe:

We have a public hearing so be available. Jean, anything else?

Jean Werbie-Harris:

The staff has a number of comments which have been provided to the developer, but outline comments and things that they need to address with respect to the engineering, some of the things with respect to the building, the clubhouse and so on and so forth similar to what we've had in the past. So we just need to make sure that we vet through and get all those addressed. I think Jeff had mentioned about an hour ago that most of those comments have already been addressed and put into the engineering plan.

Michael Serpe:

We have one item that's a public hearing, but because we've combined all three if anybody wishes to speak or ask questions on any of the items now is your opportunity to talk. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing and open it up for comments and questions by the Commission. Brock?

Brock Williamson:

I was given access to the landscape plan prior to the meeting. And the way it looks right now I do have some concerns or maybe recommendations and feedback. It lacks a lot of diversity. And if you look at kind of what's going on in the community right now with the emerald ash borer they have one type of shade tree, and I think there's 63 of them. And if something came to that property it would just run rampant right through it. So there's quite a selection of different things. And I can send it to Jean what I would recommend just, again, in diversity.

The other thing is that they do a shade tree and then they do an evergreen tree and then another shade tree and another evergreen tree. So it's just stacked like soldiers instead of usually you do like a group of three, a group of five or a group of seven because that gives you kind of a bank of a certain color and then the changes through the season and stuff. Just having, like I said, it just doesn't look natural to the eye. And then do you guys know how much top soil you put down when they do the restoration? Like when you guys come out and you excavate and then you do the subgrade, and you come back and in the final phase you put top soil down.

Jeff Marlow:

Six inches.

Brock Williamson:

Okay, that would be it.

Michael Serpe:

Anybody else? A question for you. Just a couple questions. With reference to the water meter you have one meter but you're going to divide the bill up equally to everybody?

Jeff Marlow:

There will be one meter per building.

Michael Serpe:

One meter per building.

Jeff Marlow:

Correct, yes. So the 49-unit building you live in that building and that's going to be split up.

Michael Serpe:

My only question on that, Jeff, is this. If you have somebody that rents an apartment and takes off for two months to Florida that person is still going to be responsible for that water bill?

Jeff Marlow:

That's correct. You go, gee, does it sound fair? And we went round and round about this. And what ends up happening is this. Let's say if I would turn around and I would go put all individual meters, from the municipality's standpoint you might say that's a better deal because there's a monthly fee usually. Every month, every month, every month there's a fee. What ends up happening is due to the fact that we do only have one substantially large meter in the bigger buildings or even in the smaller buildings it's only one meter fee. So when we're said and done our actual cost basis actually is lower. Because we used to do all separate meters all the time. By the time people get their bills and see what they are compared to now truthfully that's -- once in a while we'll get a call. But very seldom because the cost is extremely relatively low because you're not have to pay for -- there's usually this fire safety. Let's face it, there's a lot of things that go onto a water bill today when you look at your bill.

Michael Serpe:

One other question for you. The units with the garage underneath the living quarters, is the garage itself a part of the people that rent above that garage unit? Or is it kind of staggered?

Jeff Marlow:

Slightly staggered but not much. Because usually what will end up happening is, let's say for instance, with the picture that's pulled up is that the units on the end are actually town homes. So you own lower and you own above you, and then your garage would be there, too, it's in front of you. The next unit over would be a two stall unit. That's going to be able to pull itself, or part of it partially so the front it's maybe a little section but not much. Virtually every unit, yes.

Michael Serpe:

And the reason I ask that is what type of barrier is there from the roof to the living quarters, what is that composition?

Jeff Marlow:

What you would actually have -- so let's say you're talking about for your flooring and then going down between from the bottom of the garage to where the top of the floor is or that second floor.

Michael Serpe:

I'm talking from the living quarters to the top of the garage, what is that a cement floor?

Jeff Marlow:

What would actually happen, okay, so let's say in the front section where the garages are, and let's take a look, there's a front happen. What will happen you're going to walk up the staircase. So I'm looking at the unit here going from my left to the right and you'll see an entrance door. That entrance door will take you upstairs. Once you get upstairs on top of the floor truss is going to be three quarter inch OSB flooring that will be there. Then on top of that is going to be three quarter inch gypcrete that will be there that will be poured on top of that. But in the actual unit itself it's over the garage so any noise that's there you're not going to hear anything because there's no one that's down below you. The two end units that are there there's only with this configuration because on the end units being town homes you only have the back side. One person has someone that's above them.

Michael Serpe:

And you have units like this in operation?

Jeff Marlow:

Oh, yeah.

Michael Serpe:

Any complaints on noise when the garage door opens?

Jeff Marlow:

No, no, no.

Michael Serpe:

None?

Jeff Marlow:

No, very, very minimal. Plus what will also happen on the bottom side of it we'll actually have [inaudible] channel where the OSB where the garage is so that's a deflection, too. This product is a hybrid of 15 years of different variations. But with bringing in the fact of the town home design this has been new that we've done, but we have three locations like this, and people really like it because it gives them their own living within their own space. And when you look at it, though, it looks like actually separate units, too, which is really nice.

Michael Serpe:

Anybody else? Jean?

Jean Werbie-Harris:

I have a couple of other questions. So just going back to the water meter for a second. So an efficiency owner would pay the same amount that someone who has two bedroom, two and a half bath?

Jeff Marlow:

Yeah, that's correct.

Jean Werbie-Harris:

I just wanted to confirm that. And then a couple other things when I read it, the detail of the lighting in the parking lot I'd like it to be as decorative as it is in the other parking lots.

Jeff Marlow:

We'll match Cobblestone. That's what we like to put in.

Jean Werbie-Harris:

All right, then my staff comment where I say the shoebox we'll just have you match Cobblestone. Okay, I said shoebox but that was not correct.

Jeff Marlow:

I knew you didn't mean that. I was planning on putting in the decorative.

Jean Werbie-Harris:

And then the clubhouse, again, matched the exterior as Cobblestone as well?

Jeff Marlow:

The exterior facade, correct.

Jean Werbie-Harris:

And what I'd like to do is to sit down with you and then do a little upgrade on the landscaping plan based on --

Jeff Marlow:

Absolutely. We'd be more than happy to take those recommendations.

Jean Werbie-Harris:

-- the Commissioner's comments. In fact, we'll wait for him to send some of those. But I know exactly --

Jeff Marlow:

Yeah, the sooner you can send it to us we'll get on it right away and turn it back around. We appreciate the input on it.

Brock Williamson:

Sure, thank you.

Michael Serpe:

Anyone else have any questions? We'll take Item A, what's your pleasure?

Judy Juliana:

Move to approve.

John Skalbeck:

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY JOHN SKALBECK TO APPROVE THE TWO CERTIFIED SURVEY MAPS AND DEVELOPMENT AGREEMENT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item B, public hearing and consideration of a Zoning Text Amendment.

Wayne Koessl:

Mr. Chairman, I'd approve the Zoning Map and Text Amendments subject to the comments and conditions [inaudible].

Michael Serpe:

Is there a second?

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECOND BY JUDY JULIANA FOR APPROVAL OF THE PUBLIC HEARING AND CONSIDERATION OF THE ZONING TEXT AND ZONING MAP AMENDMENTS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. And Item C, Digital Security Imaging System.

Judy Juliana:

Move to approve the DSIS Agreement and Access Easement subject to the comments.

Bill Stoebig:

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECOND BY BILL STOEBIG FOR APPROVAL OF THE DSIS. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you. Beat the winter.

D. Consider Plan Commission Resolution #16-10 to initiate a Zoning Text Amendment related to amend Section 420-49 related to parking requirements.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission, Resolution 16-10 is a Plan Commission Resolution to initiate a petition for amendments to the Zoning Ordinance. These amendments could include rezoning of property, change in zoning district boundaries or changes in the text of the ordinance. The Village staff is proposing to amend Section 420-49 of the Village Zoning Ordinance as it relates to parking requirements.

Currently the ordinance regulates the parking of semi trucks, semi trailers, cabs, delivery vans and specialized construction equipment and vehicles. However, the ordinance really does need to be clarified and re-evaluated as it pertains to the inclusion of other larger vehicles especially in a residential district. So we're requesting approval of this resolution by the Plan Commission.

Please note that the Plan Commission hereby by this resolution would initiate and petition to re-evaluate the specialized vehicle parking requirements. The proposed changes in the text of the zoning ordinance are hereby being referred to the staff for further study and recommendation. The Plan Commission is not by this resolution making any determination regarding the merits of the proposed changes in the text but is initiative the process by which the proposed changes in the zoning ordinance text can be promptly evaluated, written and then brought back to the Plan Commission for a public hearing.

Wayne Koessler:

So moved, Mr. Chairman.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECOND BY JUDY JULIANA FOR APPROVAL OF RESOLUTION 16-10. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. ADJOURN.

Judy Juliana:

Move to adjourn.

Wayne Koessl:

Second.

Michael Serpe:

Motion made and second to adjourn. All in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:46 p.m.