



COMMISSION MEMBERS PRESENT: R. Bhatia, T. Bozinovski, D. Driver, J. Hewitt, J. Kis, J. Maier, and T. Van Beckum

COMMISSION MEMBERS EXCUSED: None

STAFF: G. Baumgardt, R. Palm, and S. Schultz

1. Call to Order

D. Driver called the Plan Commission meeting to order at 1:03 PM.

2. Roll Call

S. Schultz performed the roll call.

3. Meeting Minutes

a. June 23, 2021

R. Bhatia moved to approve the June 23, 2021 meeting minutes as presented. J. Hewitt seconded the motion. The motion carried unanimously with a voice vote.

4. Old Business

a. None

5. New Business

a. 4112 CTH KR Certified Survey Map Application (CSM-05-21)

S. Schultz provided details of the applicant's proposal to create a single, new 2.43-acre lot along County Line Road and include existing structures while leaving Lot 1 undeveloped. J. Kis moved to approve the applications subject to all the staff's recommended conditions except changing Condition 1 to read, "shall draft and record a shared access and maintenance agreement." J. Maier seconded the motion. The motion carried unanimously with a voice vote.

b. Ordinance 20-2021: Amending the Zoning Map for a Portion of 4112 County Line Road, Parcel Identification Number 151-03-23-31-048-010, from AG-1 (Limited Agriculture) to RE (Estate Residential); Zoning Map Amendment Application ZMA-13-21

S. Schultz provided details of the applicant's request to amend the zoning map in coordination with a proposed new lot on a corresponding Certified Survey Map Application (CSM-05-21). J. Kis moved to approve the application subject to all staff recommended conditions and confirming the parcel number is correct when presented to the Village Board. R. Bhatia seconded the motion. The motion carried unanimously with a voice vote.

c. Coach Hills Add. No. 2 Preliminary Subdivision Plat Application (CP-01-21)

R. Palm provided details of the applicant's proposal for a ten-lot subdivision plat. The lots range in size between approximately 9,251 ft² and 12,532 ft². J. Maier moved to approve the application subject to the staff's recommended conditions while striking Condition 1. J. Hewitt seconded the motion. The motion carried 5-1-1 with a roll call vote (T. Van Beckum nay, J. Kis abstain).

d. Villas at Coach Hills Condominium Plat Application (CP-01-21)

R. Palm provided details of the applicant's proposal to plat 21 condominium units across two lots. The applicant apportioned the units into ten two-unit house buildings and one single-unit building. J. Maier moved to approve the application subject to the staff's recommended conditions. J. Hewitt seconded the motion. The motion carried 6-0-1 with a roll call vote (J. Kis abstain).

Chair D. Driver called for a recess at 2:45 PM. The meeting reconvened at 2:55 PM.



6. Commissioner & Staff Reports

a. George Baumgardt, Parks and Recreation Manager

i. Trail marking system and signage

G. Baumgardt provided updates on the details of the Pike River Pathway trail markers.

b. Robin Palm, Planner II

i. Staff Permits Report

R. Palm reported zero Sign Permit applications, zero Zoning Compliance Permits, one Zoning Compliance Review, and several Municipal Complaints.

c. Samuel Schultz, Community Development Director

i. Chapter 74 – Land Division (2021 Update)

S. Schultz reported on the proposed updates to Chapter 74 of the Code of Ordinances.

7. Adjournment

J. Hewitt moved to adjourn the meeting at 3:20 PM. J. Kis seconded the motion. The motion carried unanimously with a voice vote.