

**VILLAGE OF FOX CROSSING
PLANNING COMMISSION
MEETING WEDNESDAY, August 19th, 2020 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE**

CALL TO ORDER: Mr. Jochman called the Planning Commission meeting of August 19th, 2020 to order at 5:15 pm.

PRESENT:

Chairperson:	Chair Dennis Jochman
Commissioners:	Mr. Tom Young, Mr. Morris Cox, Mr. Michael Scheibe, Mr. James Zielinski, Mr. Aaron Sabel*, Ms. Tracy Romzek,
Staff:	Community Development Director George Dearborn Associate Planner Farrah Yang Village Manager Jeffrey Sturgell
Other:	Jim Beson, 1823 Brighton Beach Rd.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

A motion was made by Mr. Cox, seconded by Mr. Zielinski, to open the public hearing.

The motion carried 7-0.

Director Dearborn said this is a change in the ordinance. Currently the Zoning Ordinance reference the county as the authority over floodplains. Now, we can formally adopt floodplain ordinance to make the Village the authority. He added that this is also a requirement by FEMA for the Village to enroll into the National Flood Insurance Program. There will be no change but will have separate map from the county. If any changes need to be made such as filling, then we can proceed to change the floodplain map. The Planning Commission would need to recommend and Village board will do a 1st and 2nd reading and then adoption.

Chairman Jochman asked if there was anyone who would like to speak 3 times.

No one else wanted to speak.

A motion was made by Mr. Scheibe, seconded by Mr. Cox, to close the public hearing.

The motion carried 7-0.

APPROVAL OF MINUTES – July 15th, 2020

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve the meeting minutes of Wednesday, July, 15th, 2020 with minor corrections, previously discussed with Recording Secretary.

The motion carried – 6-0-1. (Tracey R.)

NEW BUSINESS

Item 1 – CSM – Heidke & Parrott

Director Dearborn said the Certified Survey map is for two property owners. The 3rd parcel between their two properties will be split in half and each half will be combined to each property owner's parcel. It is a straight forward CSM. We hate to eliminate vacant properties like this but both of their properties are not very large so it makes sense why they would want to do this CSM. Staff recommends approval as long as taxes are paid and a copy of the CSM is given to the Community Development Department.

Chairman Jochman asked if there were any other comments.

There was none.

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve the CSM with the following conditions:

1. All taxes are paid.
2. A copy of the recorded CSM is given to the Community Development Department.

The motion carried – 7-0.

Item 2 – Floodplain Ordinance

Director Dearborn said this is to amend Chapter 435 to add floodplain ordinance. When the Village incorporated, we needed a separate floodplain regulation. There is an urgency to proceed with it.

Chairman Jochman had questions about the maps, it says it is from 2003. He wondered if they are the newest.

Director Dearborn replied yes because nothing has changed.

Mr. Cox asked if there would have to be a public hearing for map changes?

Ms. Yang responded that she does not believe so and it would just be done by FEMA whom would let the residents know.

Chairman Jochman said that FEMA makes changes by areal camera and pictures.

Ms. Romzek asked if you would need to get flood insurance if you are in floodplains?

Chairman Jochman said yes, his insurance went up 600% when FEMA put his second home in the floodplain.

Mr. Cox asked “are you implying that about Stroebe Island that should review the insurance requirement since it’s area has chanced?”

Chairman Jochman said no, he was just sharing his experience.

Ms. Romzek asked if we have seen a lot of flooding in the area.

Director Dearborn said that they have but not always in floodplains. Lake Michigan creates areas of erosion but not in flood elevation.

Mr. Young asked about the floodplain ordinance in the General Standards about reviewing permits.

Director Dearborn said that it won’t be anything new from what we are doing now. We are currently determining the High Water Mark for shoreland zoning.

Mr. Young wanted to make sure floodplain ordinance wouldn’t put a burden on the staff.

Mr. Cox added that when Stroebe Island was starting to develop, the Building Inspector had to determine the High Water Mark if each lot was legal or not.

A motion was made by Mr. Cox, seconded by Mr. Scheibe, to approve adding floodplain ordinance to the Zoning Ordinance.

The motion carried – 7-0.

PUBLIC FORUM

Mr. Beson from 1825 Brighton Beach Road said he came because he heard about the ordinance and wanted to make sure nothing changed. But the discussion answered his question. He said he has house is in Zone AE (most prone to flooding) and his insurance is about \$26-2800 a year. Chairman Jochman said that you would be dealing with the same insurance company, the money just goes to FEMA in the NFIP program.

Director Dearborn concluded that the cost of replacing a home is extraordinary and the floodplain ordinance and NFIP stops this from having to happen.

OTHER BUSINESS

1. Development Activity Report

Director Dearborn said that July had 1 new single family home, 2 new commercial structures, and 2 duplexes compared to last year with 28 single family, 4 duplex and 2 commercial. Additional commercial are coming with 26 million in value where last year at this time was 25 million so values are up. There are a few potential such as the new school next year and a few new single family home coming with winding creek 4 proceeding. The school won't have any tax but it has a lot of value. It looks pretty decent right now and next year will be interesting.

COMMUNICATIONS

1. Sustainability Committee Report

Director Dearborn said that the collecting of plastic bags is going well and they now have enough for a bench. There was a discussion converting street lights to LED. This coming Saturday is the Fox Wolf Watershed cleanup and people can participate but no picnic this year. Electronic Recycling is in October.

Mr. Cox asked what the exact dates for the two events.

Ms. Yang said the cleanup is on Saturday, August 22nd from 9-12pm. Registration is closed, but you can still join and bring your own gloves and bags. The Electronic Recycling is on October 10th from 8 to noon.

ADJOURNMENT: A motion was made by Mr. Scheibe, seconded by Mr. Cox to adjourn.

The motion carried – 7-0.

5:53 p.m.

Plan Commission

August 19, 2020 Minutes

Farrah Yang,
Recording Secretary