

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, February 15, 2023 at 5:15 PM

Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairperson Jochman at 5:15 p.m.

Chairperson Jochman announced that a new agenda was handed out for the meeting which included an item for a Public Hearing. Director Dearborn stated that the item was properly advertised as a Class 2 Public Meeting Notice, yet was inadvertently not included as an item for the public hearing portion of the agenda. Chairperson Jochman asked for a motion to accept the new meeting agenda which included the public hearing item.

MOTION: Mr. Cox, seconded by Mr. Scheibe to accept the new amended agenda with the public hearing item included.

Motion Carried 7-0

PRESENT: Commissioners: Chairperson: Mr. Dennis Jochman
Vice Chairperson: Mr. Aaron Sabel
Mr. Tom Young
Mr. Morris Cox
Ms. Tracy Romzek
Mr. Michael Scheibe
Mr. Thomas Willecke

Staff: Community Development Director George Dearborn
Associate Planner Daniel Dieck
Village Manager Jeff Sturgell

Other: None

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – January 18, 2023

MOTION: Mr. Willecke, seconded by Mr. Scheibe to approve the meeting minutes of January 18, 2023.

Motion Carried 7-0

PUBLIC HEARING

1. Rezoning - 1133 & 1141 Racine Road

MOTION: Mr. Sabel, seconded by Mr. Cox to open the public hearing.
Motion Carried 7-0

Director Dearborn gave an overview explaining at the January 18, 2023 Planning Commission meeting the applicant requested a CSM combining two lots, 1133 & 1141 Racine Road into one parcel. Each lot was zoned differently, so staff recommended that when combined into one, it be given its own zoning district. The Future Land Use Map recommends M-1 Mixed Use District, so therefore staff is recommending a zoning change to M-1 Mixed Use District.

Chairperson Jochman asked for any public comments, and hearing none, called for a motion to close the public hearing.

MOTION: Mr. Sabel, seconded by Mr. Scheibe to close the public hearing.

Motion Carried 7-0

OLD BUSINESS

None

NEW BUSINESS

1. Rezoning – 1133 & 1141 Racine Road Combination

Director Dearborn stated he had no additional information to add to the summary regarding this item as presented during the public hearing.

MOTION: Mr. Cox, seconded by Mr. Young to approve the zoning change from A-2 General Agriculture and R-1 Residential District to M-1 Mixed Use District as recommended by the Future Land Use Map.

Motion Carried 7-0

2. CSM - Combine lots 162, 163, and 164 into 1 lot

Director Dearborn gave a brief overview of the CSM indicating it is part of the Winding Creek Estates subdivision and the request of the property owner is to combine three lots into one large lot.

Director Dearborn stated that staff recommends approval with the following conditions, that all laterals except one be abandoned and properly removed at owner's expense, all taxes be paid in full before the CSM is signed and the applicant provide a copy of the recorded CSM to the Community Development Department. There was some discussion regarding the laterals and questions will be deferred to the Village Utility Department.

MOTION: Mr. Young, seconded by Mr. Cox to approve with the conditions as submitted.

Motion Carried 7-0

OTHER BUSINESS

1. Development Activity Report

Director Dearborn reviewed the Development Activity Report for January and the Annual Building Report for 2023.

COMMUNICATIONS

1. Sustainability

Director Dearborn gave an update on Community Gardens and that we have already seen a number of renewals for next year. Director Dearborn stated that dates have been picked for this year's Electronics Recycling Events, being April 29 and October 14, 2023.

PUBLIC FORUM

Brief discussion among Commissioners ensued regarding rotating terms for commission members.

ADJOURN

At 5:45 p.m., **MOTION:** Mr. Sabel seconded by Mr. Scheibe to adjourn.

Motion Carried 7-0

Respectfully submitted,

Daniel Dieck, Associate Planner

Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.