



PLANNING COMMISSION
MEETING WEDNESDAY, May 19th, 2021 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairman Jochman called the Planning Commission meeting of May 19th, 2021 to order at 5:15 pm.

- PRESENT:**
- Chairperson: Chair Dennis Jochman
 - Commissioners: Mr. Aaron Sabel
Mr. Tom Young,
Mr. Morris Cox,
Mr. James Zielinski,
*Ms. Tracy Romzek,
*Mr. Michael Scheibe
(* indicates they were present via video call)
 - Staff: Community Development Director George Dearborn
Associate Planner Farrah Yang
 - Other: Village Manager Jeff Sturgell
Dan Sutheimer, Pierce Manufacturing Representative
Doug Woelz, McMahon

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – April 21st, 2021

A motion was made by Mr. Cox, and seconded by Ms. Zielinski to approve the meeting minutes of Wednesday, April 21st, 2021.

The motion carried 7-0.

OLD BUSINESS

None

NEW BUSINESS

1. Certified Survey Map – 1303 Palisades Dr.

Director Dearborn said that one of the lots was originally a railroad that went through the area. The applicants own both parcels and they are requesting a property line change. This will allow them to have more space for future development on their lots. The other parcel (#12109610101) will still have enough space to be considered a buildable lot with a driveway off Carleton Avenue.

A motion was made by Mr. Zielinski, seconded by Mr. Cox to approve the Certified Survey Map with the following conditions:

1. All taxes must be paid prior to recording the Certified Survey Map.
2. A copy of the recorded Certified Survey Map must be given to the Village's Community Development Department.

The motion carried 7-0.

2. Certified Survey Map – 1186/96 Manitowoc Rd

Director Dearborn said that this Certified Survey Map adjusts the property line between these two parcels. One owner owns both lots and he currently lives at 1196 Manitowoc Road. He would like to expand the size of his lot by expanding into 1186 Manitowoc Road.

A motion was made by Mr. Sabel, seconded by Mr. Cox, to approve the Certified Survey Map with the following conditions:

1. All taxes must be paid prior to recording the Certified Survey Map.
2. A copy of the recorded Certified Survey Map must be given to the Village's Community Development Department.

The motion carried 7-0.

3. Certified Survey Map – 2600 American Drive (Pierce Manufacturing)

Director Dearborn said that Pierce Manufacturing's Certified Survey Map (CSM) is combining all their parcels into one parcel. They want to do parking lot improvements. Combining the parcels will give them the opportunity to clean up their tax bill and would allow future developments. Staff recommends approval.

Doug Woelz, Surveyor from McMahan who created the CSM for Pierce, said that there is a jog in the parcels near the interstate. They are currently working with the Department of Transportation (DOT) to purchase a piece of state-owned land to clean up that area. This CSM may come back again on a later date to join that sliver of land with the rest of the property.

Mr. Cox asked why Pierce would not want to hold this CSM until that transaction is made.

Mr. Woelz answered that the current CSM is clean and if the transaction did not happen then this would not hold Pierce back from any projects.

Director Dearborn said that if this happens within 30 days then they can just adjust it at staff level and it would not have to be presented again. He also clarified that as long as the CSM is in motion, this would not hold up any projects.

Mr. Jochman said that the DOT does not always move fast so he understands the concern.

Mr. Young asked if there used to be an old road there that created that jog in the parcel.

Mr. Woelz said that at one time Holly Road came in along the highway as a frontage road but then it went west instead of going straight.

A motion was made by Mr. Cox, seconded by Mr. Sabel, to approve the Certified Survey Map for parcels #12101190304, #121011901, #121011303, #121011302, #1210113, and #12101130601 with the following conditions:

1. All taxes must be paid prior to recording the Certified Survey Map.
2. A copy of the original document be given to the Community Development Department with the corrections to the legal land description prior to obtaining signatures from the Village of Fox Crossing.
3. A copy of the recorded CSM must be given to the Village's Department of Community Development .
4. Pierce will work with the Community Development Staff for the sliver of land State currently owns.

The motion carried 7-0.

OTHER BUSINESS

1. Development Activity Report

Director Dearborn said that there were seven single-family homes and one duplex this month. There have been a number of new mobile units again on East Shady Lane. The values are around \$17 million right now versus \$13 million a year ago. Prices of single-family homes are going up as construction prices too so it is affecting the Village's values too.

COMMUNICATIONS

1. Sustainability Committee Report

Director Dearborn said that it is half way through No Mow May and there have been surprisingly no complaints. This was an optional activity to encourage more bees and pollinators to the area. He also said that the Electronic Recycling event was the largest so far with the most collected. He talked about how the Community Gardens are very popular and there are many people on waitlists for both gardens. The Committee is also looking for ways to further educate our residents on recycling. He lastly mentions that the plastic film recycling at the Village is going well now with two large bags per week.

Mr. Young asked what is the definition of plastic film and if Amazon bags would qualify.

Director Dearborn said that it can be any plastic bag. He said that people can bring the bags to the village or they can bring it to the grocery stores themselves and let Community Development know how much in pounds was collected.

Ms. Yang said that the Amazon bags would qualify and a good rule of thumb is that if the bags or film starts to feel like a plastic bottle of water then it does not qualify.

PUBLIC FORUM

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

The motion carried 7-0.

5:40 p.m.
Plan Commission
May 19th, 2021 Minutes
Farrah Yang, *Recording Secretary*